Denton County
Juli Luke
County Clerk

Instrument Number: 10831

ERecordings-RP

RESTRICTIVE COVENANTS

Recorded On: February 03, 2025 04:02 PM   Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

*********** **THIS PAGE IS PART OF THE INSTRUMENT** ***********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

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Station: Station 21

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

THE STATE OF TEXAS   §
                                           §
COUNTY OF DENTON   §

FIRST AMENDMENT

TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR KINGS WAY

A.   PROPERTY. This First Amendment pertains to Kings Way, a residential community located in Denton County, Texas.

B.   DECLARATION. Kings Way is subject to the Declaration of Covenants, Conditions and Restrictions for Kings Way, January 19, 2024, as Document No. 5942, in the Official Public Records of Denton County, Texas (the "Declaration").

C.   DECLARANT. Kings Way, LLC, a Texas limited liability company, is the "Declarant" under the Declaration.

D.   AUTHORITY. Since the Development Period (as defined in the Declaration) has not terminated or expired, Declarant has the right to amend the terms and provisions of the Declaration as set forth in Section 12.2 of the Declaration.

AMENDMENT

Declarant hereby amends the Declaration as follows:

1. The following shall be added to the end of Section 1.13 of the Declaration:

    "The Common Areas are private and maintained by the Association. Although the public may have an easement on Common Areas, the Common Areas are not public and the City has no obligation to maintain or inspect the Common Areas or the structures and improvements situated upon the Common Areas."

2. The following shall be added as Section 5.12 of the Declaration:

    "5.12 City Indemnification. THE ASSOCIATION, AS OWNER OF VARIOUS PRIVATE FACILITIES AND PROPERTY WITHIN A COMMON AREA, INCLUDING DRAINAGE FACILITIES, LOTS, AND EASEMENTS WITHIN, OR UNDER THE CONTROL OF THE ASSOCIATION, SHALL AND HEREBY DOES INDEMNIFY, DEFEND AND SAVE HARMLESS, THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, ACTIONS, OR CLAIMS OF ANY NATURE, TYPE,

CHARACTER OR DESCRIPTION BROUGHT FOR PROPERTY DAMAGE OR PERSONAL INJURY, INCLUDING WITHOUT LIMITATION, MENTAL ANGUISH AND DEATH, ARISING FROM THE CONDITION, USE OR OPERATION OF ANY PRIVATELY OWNED FACILITIES AND COMMON AREAS."

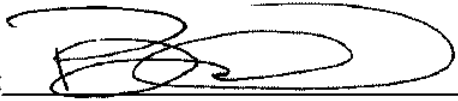3. The following shall be added to the end of Section 1.13 of the Declaration:

"Notwithstanding any other provision of this Declaration, neither this Declaration nor the Association may be dissolved or terminated, nor may deed restrictions and covenants providing for maintenance of Common Areas and facilities located in Common Areas be deleted or amended, without the prior written consent of the Planning and Zoning Commission of the City, by way of plat amendment."

4. Except as set forth in this Amendment, the Declaration is unmodified and remains in full force and effect.
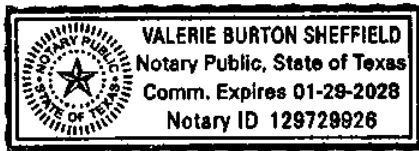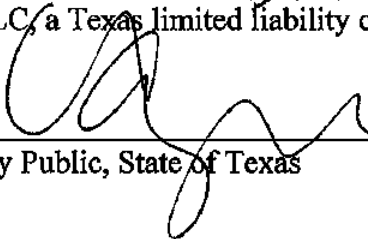
(Signature page follows.)

DECLARANT:

KINGS WAY, LLC,
a Texas limited liability company

By: _____

Bryan A. Robertson, Manager

STATE OF TEXAS   §
                                                     §
COUNTY OF _Colin_   §

The foregoing instrument was acknowledged before me on this the _30_ day of _January_ 2025, by Bryan A. Robertson, the Manager of Kings Way, LLC, a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

VALERIE BURTON SHEFFIELD
Notary Public, State of Texas
Comm. Expires 01-29-2028
Notary ID 129729926