

AMENDMENT
to the
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
DUNDEE PLACE DEVELOPMENT

THE STATE OF TEXAS

COUNTY OF GREGG

The Yowell Group, Inc., owner of all that real property, including the land, all improvements and structures thereon, and all easements, rights-of-way, and appurtenances belonging thereto, located in the Gregg County, Texas and known as **Dundee Place Development** and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, hereby amends the By-Laws of Dundee Place Homeowners' Association, Inc., a nonprofit corporation, adopted by the Board of Directors July 1, 1999, and the Declaration of Covenants, Conditions and Restrictions for Dundee Place Development filed of record July 27, 1998, under Gregg County Clerk's file number 9815837, Official Public Records, Gregg County, Texas, to incorporate and include Dundee Place, Phase 2, being more particularly described and found on the plat filed of record, Clerk's file No. 200022580, Official Public Records, Gregg County, Texas, described in Exhibit "B" attached hereto and incorporated herein.

The following changes are to be incorporated into the Declaration of Covenants, Conditions and Restrictions for Dundee Place Development.

Replace **Section (g) of paragraph 3.05 of ARTICLE 3, ASSOCIATION MANAGEMENT AND CONTROL** with the following:

Homeowners' Association shall own and be responsible for maintaining all Homeowners' Association/Common Areas and the proposed fence along Dundee Road.

Replace **Section (d) of paragraph 5.01 of ARTICLE 5, GENERAL PROVISIONS RELATING TO USE AND OCCUPANCY** with the following:

No overnight parking of trailers, boats, motor homes, or similar vehicles is permitted in Dundee Place. Cars are not to be parked on streets longer than twelve hours.

Replace **Section (h) of paragraph 5.01 of ARTICLE 5, GENERAL PROVISION RELATING TO USE AND OCCUPANCY** with the following:

The front yard of each Residential Unit must be appropriately landscaped, including sprinkler system, concrete walkway, and a six-foot wood privacy fence joining each Residential Unit near the front corners. All rear yards must be enclosed with a six-foot privacy fence compatible with existing privacy fences and constructed with material of maximum durability to withstand weather damage. All those lots with rear yards backing up to the lake may be enclosed with wrought iron fencing in place of a solid wood privacy fence. All fences and landscaping must be maintained

in a continuous manner to be functional and attractive. In the event the Association deems it necessary to perform essential repairs or maintenance, they can require appropriate payment from the Owner.

EXECUTED at Longview Texas, this 7th day of NOVEMBER, 2000.

YOWELL GROUP, INC.

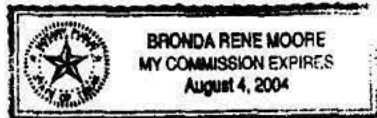
BY: David Yowell
DAVID YOWELL, President

THE STATE OF TEXAS

COUNTY OF GREGG

BEFORE ME, the undersigned authority, on this day personally appeared DAVID YOWELL, President of YOWELL GROUP, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 7th day of November, 2000.



Bronda Rene Moore
NOTARY PUBLIC, STATE OF TEXAS

My commission Expires 08-04-04

EXHIBIT B

200022580

FILED

OCT 19 2000
Laurie Woloszyn
GREGG COUNTY CLERK

DEDICATION
STATE OF TEXAS
COUNTY OF GREGG

I, DAVID A. YOWELL, PRESIDENT OF YOWELL GROUP, INC., A TEXAS CORPORATION, OWNER OF THE 5.824 ACRES OF LAND SHOWN HEREON, HAVE CAUSED SAID 5.824 ACRES TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAN FOR THE USES AND PURPOSES SHOWN HEREON, AND DO HEREBY ACKNOWLEDGE AND ADOPT SAID PLAN OF SUBDIVISION UNDER THE STYLE AND TITLE SHOWN HEREON.
ALL STREETS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE AND BENEFIT.

David A. Yowell
DAVID A. YOWELL, PRESIDENT
YOWELL GROUP, INC., A TEXAS CORPORATION

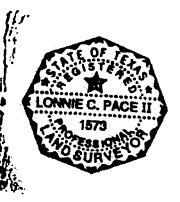
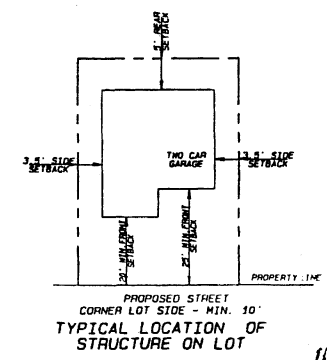
ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF GREGG

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID A. YOWELL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF October 2000.
Linda Bennett
LINDA BENNETT
NOTARY PUBLIC IN AND FOR GREGG COUNTY, TEXAS

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	260.00ft	0°59'57"	4.53ft	S78°32'46"E	4.53ft
C2	260.00ft	13°19'26"	60.46ft	N85°42'27"W	60.33ft
C3	100.00ft	22°39'25"	39.54ft	N81°02'28"W	39.29ft
C4	160.00ft	5°35'26"	15.61ft	N72°30'28"W	15.61ft
C5	160.00ft	17°03'59"	47.66ft	N83°50'10"W	47.48ft
C6	20.00ft	90°00'00"	31.42ft	N47°22'10"W	28.28ft
C7	150.00ft	15°17'04"	40.01ft	N5°16'22"E	39.90ft
C8	200.00ft	15°17'04"	53.35ft	S5°16'22"E	53.19ft
C9	20.00ft	90°00'00"	31.42ft	S42°37'50"W	28.28ft
C10	200.00ft	14°19'23"	50.00ft	S85°12'29"E	49.87ft
C11	20.00ft	75°49'33"	26.47ft	N39°10'19"W	24.58ft
C12	230.00ft	14°19'23"	57.50ft	S85°12'29"E	57.35ft
C13	130.00ft	22°39'25"	51.41ft	S81°02'27"E	51.07ft
C14	175.00ft	15°17'04"	46.58ft	S5°16'22"W	46.55ft

LINDA BENNETT
Notary Public State of Texas
Comm. Exp. 1-24-2004



SURVEYOR'S CERTIFICATE

I, LONNIE C. PACE II, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND OF A SUBDIVISION OF A 5.824 ACRE TRACT OUT OF A 16.738 ACRE TRACT, AND A 4.216 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 8719222 AND 8719237, OF THE OFFICIAL PUBLIC RECORDS OF GREGG COUNTY, TEXAS; ALL OF SAID SUBDIVISION IS INSIDE OF THE BOUNDARIES OF THE CITY OF LONGVIEW, TEXAS.
16 Oct 2000
DATE
LONNIE C. PACE II
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1573

APPROVALS

APPROVED THIS 17th DAY OF October 2000, BY THE CITY OF LONGVIEW, TEXAS.
Ed Rohrer
ED ROHRER, DEVELOPMENT DIRECTOR
Glendon C. Berry
GLENDON C. BERRY, CHAIRMAN, LONGVIEW PLANNING & ZONING COMMISSION
Earl Roberts
EARL ROBERTS, MAYOR, CITY OF LONGVIEW

GENERAL NOTES:

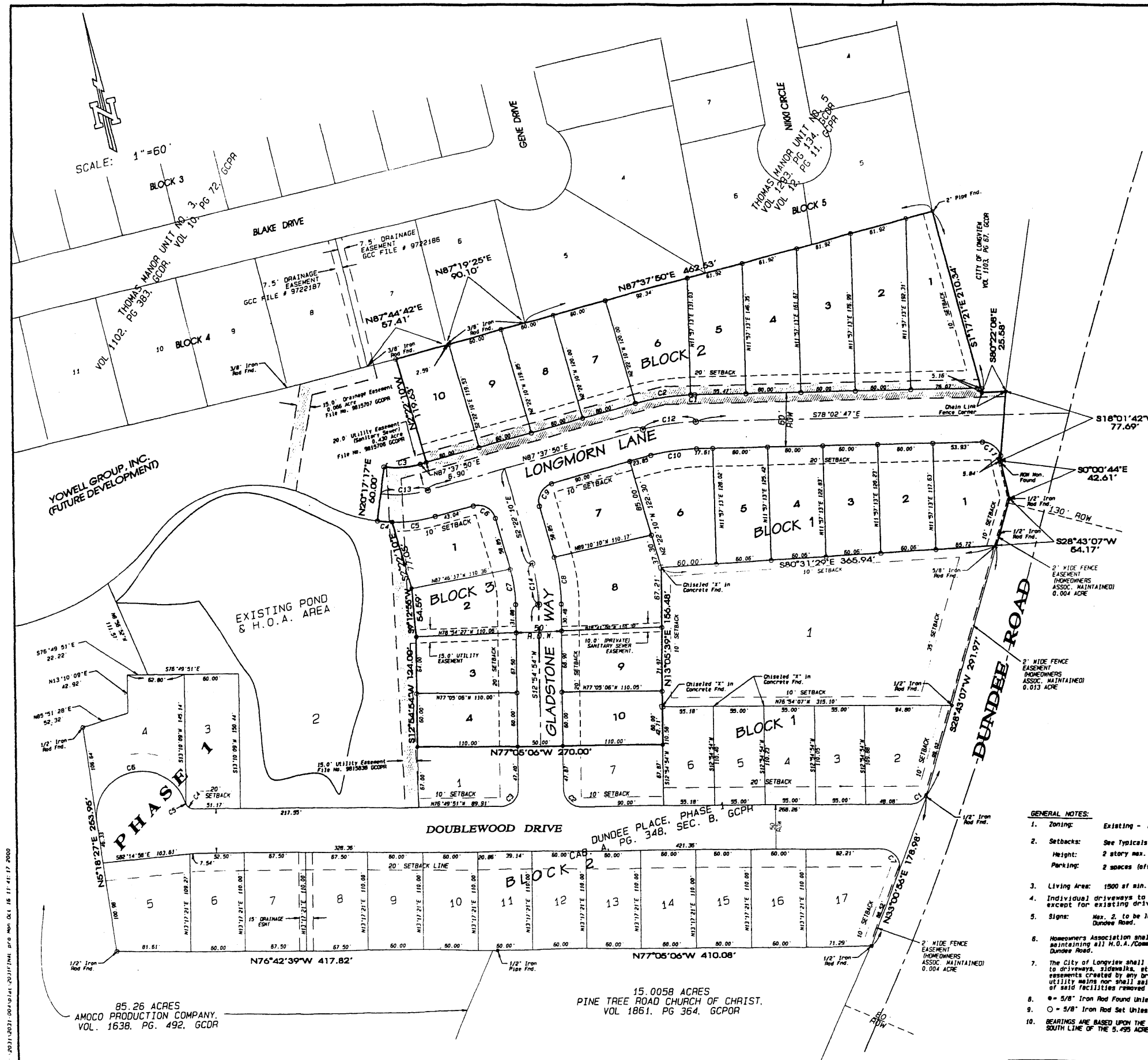
- Zoning: Existing - Planned Development - Single Family Detached
- Setbacks: See Typicals
Height: 2 story max.
Parking: 2 spaces (off street) min. plus 2 car garage.
- Living Area: 1900 sq. ft. (See Deed Restrictions for other limitations)
- Individual driveways to Dundee Road shall not be allowed except for existing drive to Lot 1, Block 1, Phase 1.
- Signs: Max. 2 to be located on proposed fence along Dundee Road.
- Homeowners Association shall own and be responsible for maintaining all H.O.A./Common Areas, and the fence along Dundee Road.
- The City of Longview shall not be liable for damages to driveways, sidewalks, etc. in or adjacent to any utility easements created by any breaks, leaks, or failure of utility mains nor shall said city be responsible for repair of said facilities removed to repair utility mains.
- * = 5/8" Iron Rod Found Unless Otherwise Noted.
- o = 5/8" Iron Rod Set Unless Otherwise Noted.
- BEARINGS ARE BASED UPON THE DEED CALLED BEARING OF THE SOUTH LINE OF THE 5.495 ACRE TRACT, VOL. 2032, PG. 308, GCOR.

C:A Pg:107 S:C

PLAT OF SUBDIVISION
DUNDEE PLACE, PHASE 2
5.824 ACRES
OUT OF A CALLED 16.738 AND A 4.216 ACRE TRACT AS RECORDED IN CLERK'S FILE NO. 8719222 & 8719237 OF THE G.C.O.P.R. IN THE WM ROBINSON SURVEY, A-177, GREGG COUNTY, TEXAS

JOHNSON & PACE
ENGINEERING & SURVEYING CONSULTANTS
430 NORTH CENTER STREET, LONGVIEW, TEXAS 76001
(936)753-0643 FAX (936)753-9803

DATE: 10/04/00 JOB No. 2031-004



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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laurie Woloszyn

2000 NOV 10 04:08 PM 200024362
GG \$15.00
LAURIE WOLOSZYN, COUNTY CLERK
GREGG COUNTY, TEXAS

*Stephen McDaniel
US Title Co.*