

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

VERIFICATION OF FILED PLATS AND ANNEXATION

BASIC INFORMATION

Date: January 16, 2025
Declarant: **Tascosa Development Company, LLC**
a Texas limited liability company
Declarant's Address: 4502 Fairway Drive
Amarillo, TX 79124

RECITALS

WHEREAS the Declaration of Covenants, Conditions, and Restrictions for The Trails at Tascosa Golf Club (the "CCRs") was filed of record at Clerk's File No. 2019OPR0011769 in Potter County, Texas; and

WHEREAS the CCRs applied to the entirety of the 262-acre Development Parcel as described in the CCRs as the subdivision; and

WHEREAS to date, the following Plats of the Subdivision have been filed of record:

- a. Unit 1 filed at Clerk's File No. 2019OPR0010509 of the Official Public Records of Potter County, Texas;
- b. Unit 2 filed at Clerk's File No. 2021OPR0004228 of the Official Public Records of Potter County, Texas;
- c. Unit 3 filed at Clerk's File No. 2021OPR0017645 of the Official Public Records of Potter County, Texas;
- d. Unit 4 filed at Clerk's File No. 2023OPR0010367 of the Official Public Records of Potter County, Texas; and

WHEREAS the Declarant in Article 9.1 of the CCRs retained the right to amend the CCRs without joinder or consent of any other party.

VERIFICATION AND ANNEXATION

NOW THEREFORE, the CCRs are hereby ratified and affirmed as applicable to Unit 1, 2, 3, and 4, and amended as set forth below:

1. Article 1. The percentage in the term "Development Period" is hereby amended to be 95% rather than 75%.
2. Article 4. Article 4.2.1 is hereby adopted and added to the CCRs as follows:

4.2.1. In order to assist Declarant in maintaining continuity of maintenance and incorporation into the Subdivision, for all subsequent phases declarant shall have three (3) votes for each Lot owned by Declarant which is subject to a filed Plat. However, if no Plat is filed for a certain part of the Subdivision, Declarant shall have six (6) votes for each acre of such unplatted land which shall include all land owned by Declarant or acquired in the future which is adjacent or contiguous to the Subdivision.

3. Article 10.8 (2) is hereby deleted to comply with the Texas Property Code, clarify remedies and confirm remedies and the following is inserted in its place:

10.8 (2) The Board, in its sole discretion, may subject an owner of a lot to reasonable fines if that owner has violated: (i) the terms of this Declaration; or (ii) any rules promulgated by the Declaration or the Board; or (iii) the terms of the Specific Lot Restrictions; or (iv) the determination of the Architectural Control Committee; or (v) the Recreational Covenant; or (iv) the automatic Social Membership or the Golf Membership upgrade. Such fines must be according to the Fine and Enforcement Policy.

4. As the last sentence of Article 10.8, the following is here by added:

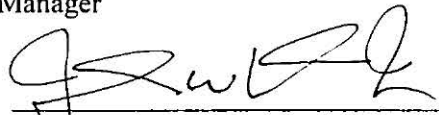
Prior to the enforcement of the remedies herein, a Lot Owner is entitled to the notice and due process as set forth in the Texas Property Code, or otherwise required by law.

IN WITNESS WHEREOF Declarant has executed this document as of the day and year first above written.

DECLARANT:

Tascosa Development Company, LLC
a Texas limited liability company

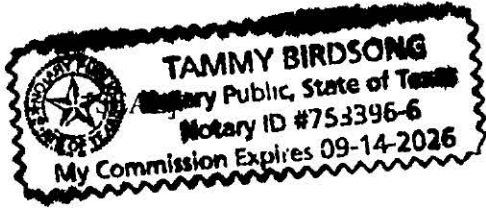
By: Dunn Golf Management Company, LLC,
Its Manager

By: 
John W. Dunn, Jr., Manager

STATE OF TEXAS §

COUNTY OF Pottel §

This instrument was acknowledged before me on January 16, 2025, by **John W. Dunn, Jr.**, Manager Dunn Golf Management Company, LLC, Manager of **Tascosa Development Company, LLC**, a Texas limited liability company, on behalf of said company.



Tammy Birdsong
Notary Public

FILED and RECORDED

Instrument Number: 2025OPR0001021

Filing and Recording Date: 01/24/2025 03:46:32 PM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



A handwritten signature in cursive script, appearing to read "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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gatchley