

After recording return to:

Terry Lynn Thornton  
 Gray Reed & McGraw PC  
 1601 Elm Street Suite 4600  
 Dallas TX 75201

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,  
 CONDITIONS AND RESTRICTIONS FOR BOZMAN FARM ESTATES**

This First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates (the "Amendment") is made by Bozman Farm Development, Ltd., a Texas limited partnership (the "Declarant") effective as of April 15, 2015 (the "Effective Date").

**RECITALS:**

1. On May 21, 2004, Declarant executed a certain Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates (the "Declaration") which was recorded on June 15, 2004, in Volume 5644, Page 111, of the Deed Records of Collin County, Texas, describing certain property affected by the Declaration on Exhibit "A" to such Declaration.
2. On April 8, 2005, a First Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates (the "Supplemental Declaration") was executed by LT Lake Trails 544, LP, and various other parties, and recorded on June 23, 2005, in Volume 5946, Page 4488, of the Deed Records of Collin County, Texas, describing certain property to be further affected by the Declaration as described on Exhibit "A" to such Supplemental Declaration.
3. On April 15, 2015, a Secondary Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates and First Supplementary Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates—Phase I (the "Combined Supplemental Declaration") was executed by Declarant and other parties, and recorded on April 15, 2015, in ~~Volume~~ DOC. NO., ~~Page~~ 20150415000426150, of the Deed Records of Collin County, Texas, describing certain property to be further affected by the Declaration as described on Exhibit "A" to such Combined Supplemental Declaration.
4. Pursuant to Section 8.2A of the Declaration, Declarant maintains the right to amend the Declaration at any time during the term that Declarant owns any real property described in the Declaration, as may be supplemented by the Supplemental Declaration and the Combined Supplemental Declaration.
5. Declarant therefore has set forth the following amendments to the Declaration, which amendments shall affect all property described in the Declaration, the Supplemental Declaration, the Combined Supplemental Declaration, and any permitted additional

supplemental declarations that may be filed by Declarant in the future pursuant to the provisions of the Declaration.

**AMENDMENTS:**

1. Section 1.13 of the Declaration is hereby amended to read as follows:
  - 1.13 “Lot” shall mean any plot of land shown on any recorded plat of the Property filed or approved by Declarant, and for the purposes of this Master Declaration, shall mean 1,263 Lots for the Property (as defined in Section 1.19 herein), subject to the rights of Declarant to add additional Lots pursuant to supplementary declarations permitted under the provisions of Section 2.2 of this Declaration.
2. Except as otherwise set forth in this Amendment, the Declaration, as supplemented by the Supplemental Declaration and the Combined Supplemental Declaration, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the Effective Date set forth above.

*[Signatures appear on the following page]*

*m*

**DECLARANT:**

**BOZMAN FARM DEVELOPMENT, LTD.,**  
a Texas limited partnership

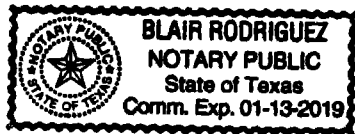
By: Troy Development Corporation,  
a Texas corporation  
Its sole general partner

By: *Gregory L. Rich*  
Its: vice President

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 5 day of April, 2015, by Gregory L. Rich, as vice President of Troy Development Corporation, a Texas corporation, as sole general partner of Bozman Farm Development, Ltd., a Texas limited partnership.



*Blair Rodriguez*  
Notary Public, State of Texas



*Stacey Kemp*