

2. The first sentence of Section 8.12.3 is hereby modified and amended to read in its entirety as follows:

“At time of transfer of a Lot by any Owner (other than by Declarant or by any Builder), an “Operating Reserve Fund Contribution” (herein so called) shall be paid to the Association in the amount of **SIX HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$625.00)**, as may be increased annually by action of the Board by an additional amount equal to up to fifty percent (50%) of the Operating Reserve Fund Contribution collected in the prior calendar year without joinder or consent of any other Owner or Member.”

3. The second sentence of Section 9.4.1 (related to Assessments) is hereby modified and amended to read as follows:

“The Regular Assessment has been initially set at **ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$1,250.00)** per Lot per year.”

4. The first sentence of Appendix C, Section 2.1.1 is hereby modified and amended to read in its entirety as follows:

“The minimum square footage of air conditioned living space of a Residence shall be two thousand four hundred (2,400) square feet (excluding garage, porch and patio areas) and otherwise conform to County and City requirements and the Plat.”

5. The first sentence of Appendix C, Section 2.2.1 is hereby modified and amended to read as follows:

“2.2.1 Sod/Irrigation. Each Lot shall have sod installed around each Residence in the areas that are 30’ or more from the Residence’s foundation on all sides, with the exception of any paved areas of the Lot.”

6. Appendix C, Section 2.2.2 (related to trees on each Lot) is hereby modified and amended to read in its entirety as follows:

“2.2.2 Trees: **The Lots are generally heavily wooded, and no trees shall be required to be installed on a Lot in connection with the initial construction of a Residence unless otherwise required under Applicable Law.** The Association shall maintain all landscaping within Common Areas of the Subdivision and each Owner shall be responsible for maintenance and/or replacement (as may be required under Applicable Law) of any trees located on such Owner’s Lot. All trees installed on a Lot or Common Areas to meet the landscaping requirements applicable to a Lot under Applicable Law for such Lot shall be selected from approved shade trees under any applicable Governmental Requirements. Trees located on corner Lots which may impede line of sight must maintain a canopy a minimum of nine (9) feet above grade. Owner shall promptly tend to any trees on an Owner’s Lot upon signs of distress in trees or of need for trimming.”

7. Severability. Invalidation of anyone provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

8. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

EXECUTED to be effective as of the date written above.

DECLARANT:

MM ALEDO 118, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
its Sole Managing Member

By: 2M Ventures, LLC,
a Delaware limited liability company,
its Manager

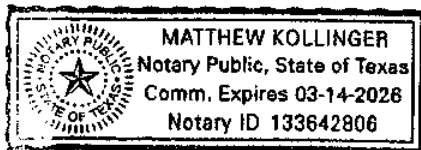
By: *Mehrdad Moayed*
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moavedi, Manager of 2M Ventures, LLC, a Delaware limited liability company, the Manager of MMM Ventures, LLC, a Texas limited liability company, the Manager of MM Aledo 118, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability companies and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 11 day of April, 2024.

[SEAL]



MK
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

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Fee: \$37.00

Lila Deakle, County Clerk

Parker County, Texas

AMENDMENT