

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS FOR  
GRANADA RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

The undersigned, as attorney for Granada Residential Community, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***First Amendment to the Design Guidelines for Granada Residential Community, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended.

**IN WITNESS WHEREOF**, Granada Residential Community, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas, and supplements that certain Certificate and Memorandum of Recording of Dedicatory Instruments for Granada Residential

Community, Inc., filed on February 8, 2016 as Document Number D216025851 in the Official Public Records of Tarrant County, Texas.

**GRANADA RESIDENTIAL  
COMMUNITY, INC.**

By: *Malissa Patel*  
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Malissa Patel, attorney for Granada Residential Community, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 14<sup>th</sup> day of January, 2021.

*Lisa Meredith*  
Notary Public, State of Texas

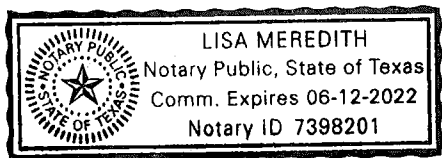


EXHIBIT A

STATE OF TEXAS                   §  
  §  
COUNTY OF TARRANT         §

**FIRST AMENDMENT TO THE DESIGN GUIDELINES FOR  
GRANADA RESIDENTIAL COMMUNITY, INC.**

This AMENDMENT TO THE DESIGN GUIDELINES FOR GRANADA RESIDENTIAL COMMUNITY, INC. (this "Amendment") is made as of the date listed below by the Board of Directors of Granada Residential Community, Inc. (hereinafter referred to as the "Board of Directors").

**WITNESSETH:**

**WHEREAS**, the Declaration of Covenants, Conditions, and Restrictions for Granada is recorded as Document Number 215004146 in the Official Public Records of Tarrant County, Texas (the "Declaration");

**WHEREAS**, the Granada Design Guidelines are recorded as Document Number 215004495 in the Official Public Records of Tarrant County, Texas (the "Design Guidelines"); and

**WHEREAS**, Article 7, Section 7.02 of the Declaration provides that the Declarant and/or the Architectural Control Committee (the "ACC") shall have full authority to amend, modify, or supplement the Design Guidelines; and

**WHEREAS**, the Board of Directors, by and through the Declarant, has determined a need to amend the Design Guidelines to revise and update several provisions affecting the Lots within the subdivision.

**NOW, THEREFORE**, the Design Guidelines are hereby amended as follows:

- (a) The Introduction shall be revised to update the ACC mailing address as follows:

***“1512 Crescent Drive, Suite 112, Carrollton, Texas 75006 c/o  
Granada ACC; Phone Number: (972) 428-2030; Fax Number: (469)  
342-8205.”***

(b) The Subsection titled “*Plan Repetition*” located within “*Architectural and Aesthetic Standards*” of the Design Guidelines is revised and updated to read in its entirety as follows:

### **Plan Repetition**

***“The ACC may, in its sole and absolute discretion, deny a plan or elevation proposed for a particular Lot if a substantially similar plan or elevation exists on a Lot in close proximity to the Lot on which the plan or elevation is proposed. The ACC may adopt additional requirements concerning substantially similar plans or elevations constructed in proximity to each other. Architectural Design plans may not be duplicated or altered. The ACC may reject an architectural design plan that is substantially similar to another architectural design plan in Granada.”***

(c) The Subsection titled “*Plan Repetition*” located within “*Architectural and Aesthetic Standards*” of the Design Guidelines is revised and updated to remove the Table/Chart along with the examples as provided with the section titled “*For Example*”.

(d) The Subsection titled “*Materials and Colors*” located within “*Prohibited Elements*” of the Design Guidelines is revised and updated to read as follows:

### **Materials and Colors**

- ***“Wood siding (wood siding accents may be permitted if approved by the ACC).***
- ***Cultured stone unless approved by the ACC.***
- ***Block masonry”***

(e) The Section titled “*Greenbelt/Open Space Lots*” located within the Design Guidelines is revised and updated to read as follows:

### **Greenbelt/Open Space Lots**

***“Greenbelt/Open Space Lots” shall refer to Lots/land that has not been developed, whether it is owned by the Declarant, a Homebuilder, the Association or another Owner and is not intended for use as a single family Lot. These areas are to be considered as private property***

*and trespassing is prohibited. Lots adjacent to Greenbelt/Open Space Lots must comply with all of the following requirements:*

- *The boundary between the Lot and the Greenbelt/Open Space Lots must be fenced in a manner approved in advance by the ACC.*
- *The fence must be 6 feet in height and be constructed of "pyrite brown" wrought iron or other decorative metal of a color and style specified by the ACC.*
- *No gate will be permitted into a Greenbelt/Open Space Lot.*
- *Backyards must be fully sodded with at least two 3" caliper hardwood trees installed by the Owner.*
- *Artificial turf may be permitted in areas if approved by the ACC and if not more than 25% of the sodded landscape. Artificial turf is not permitted in front yards.*
- *Sheds or outbuildings will not be permitted on any Lot adjacent to Greenbelt/Open Space Lots.*
- *At no time are Greenbelt/Open Space Lots to be used for ingress/egress or storage.*
- *Greenbelt/Open Space Lots should remain in their natural state. No removal or trimming of trees is permitted."*

(f) The Subsection titled "*Exterior Doors and Windows*" located within Section "*Acceptable Windows*" of the Design Guidelines is revised and updated to read as follows:

***Acceptable Windows***

- *"All window brands must be submitted to the ACC for approval prior to installation."*

(g) The Section titled "*Driveways, Sidewalks and Parking*" located within the Design Guidelines is revised and updated to read as follows:

***Driveways, Sidewalks and Parking***

*"The design of all driveways must be approved in advance by the ACC.*

*All driveways, sidewalks, and parking areas shall be surfaced with concrete, stone, or pavers.*

*All driveways, sidewalks and parking areas shall be a minimum of one foot (1') from any adjacent property line. The design of all parking areas should strive to minimize public view of any vehicles. Driveways must permit entry by standard mid-size vehicles without "bottoming out" in the transition area between the curb and property line as well as the driveway area between the property line and the garage.*

*If the driveway is raised significantly above finished grade (which will be determined by the ACC in its sole and absolute discretion), the exposed sides of the driveway must be screened with landscaping approved in advance by the ACC."*

- (h) The Subsection titled "Construction Hours" located within Section "Erosion Control and Construction Regulations" of the Design Guidelines is revised and updated to read as follows:

**Construction Hours**

*"Unless a written waiver is obtained from the ACC, construction may only take place during the following hours: Monday through Friday from 7:00 a.m. until 7:00 p.m., and on Saturdays from 9:00 a.m. until 6:00 p.m. No construction may occur on Sundays or Federal Holidays."*

The terms and provisions of the Design Guidelines, except as modified herein, are hereby declared to be in full force and effect. Unless otherwise defined herein, all capitalized terms used herein shall have the meanings set forth in the Design Guidelines or the Declaration.

IN WITNESS WHEREOF, the Board of Directors hereby certify that the foregoing Amendment was duly adopted by the Board of Directors, as of this 13th day of January, 2021.

**GRANADA RESIDENTIAL COMMUNITY,  
INC.**

By: *Vik Suresh MD*

*Granada HOA*, President

## EXHIBIT B

Those tracts and parcels of real property located in the Town of Westlake, Tarrant County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Granada**, recorded under **Instrument No. D215004146** in the **Official Public Records of Tarrant County, Texas**; and
- All property subject to the **Final Plat of Granada Addition**, an **addition in the Town of Westlake, Tarrant County, Texas**, according to a map or plat thereof, recorded under **Instrument No. D215003584** in the **Official Public Records of Tarrant County, Texas**.