

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS FOR COPELAND POINT PROFESSIONAL PARK**
RECITALS

A. That on February 21, 2017, those certain Covenants, Conditions and Restrictions Applicable to Copeland Point Professional Park, Smith County, Texas were recorded in Document Number 20170100007108 of the Official Public Records of Smith County, Texas (the "Declarations.")

B. Pursuant to Paragraph Appendix C.4.6, the undersigned Declarant desires to subdivide a lot within Copeland Point Professional Park. Specifically, Lot 23-B has been subdivided into Lot 23-E, Lot 23-F and Lot 23-G.

C. The undersigned Declarant executes this document to subdivide Lot 23-B and **DOES HEREBY MODIFY THE DECLARATIONS AS FOLLOWS:**

AMENDMENTS

1. Paragraph 1.24 is modified as follows:

1.24. "**Plat**" means all plats, singly and collectively, recorded or to be recorded in the Real Property Records of Smith County, Texas, and pertaining to COPELAND POINT PROFESSIONAL PARK, an addition to the City of Tyler, Texas, including all dedications, limitations, restrictions, easements, and reservations shown on the Plat, as the plats may be amended from time to time. The Amended Plat, titled "Third Amendment an Amending Replat," was filed for record in Smith County, Texas in Cabinet F, Slide 176B of the Plat Records of Smith County, Texas.

2. Lot 23-E shall be subject to all specific provisions in the Declarations that were applicable to Lot 23-B.

3. Lot 23-F shall be subject to all remaining provisions in the Declarations that were applicable to all remaining Lots, being Lots 24A – 29D. Provided, however, that Lot 23-F shall be treated as three (3) Lots for all Association related purposes, including voting, dues, assessments, etc.

4. Lot 23-G shall be subject to all specific provisions in the Declarations that were applicable to Lots 23-C and 23-D, and shall be considered a Common Area, as defined in Paragraph 1.9, for all purposes.

5. Appendix A, "Legal Description," is modified to read as follows:

"All that certain lot, tract or parcel of land being all of Lots 23-C, 23-D, 23-E, 23-F, 23-G, 24A, 24B, 24C, 24D, 25A, 25B, 25C, 25D, 26A, 26B, 26C, 26D, 27A, 27B, 27C, 27D, 28A, 28B, 28C, 28D, 29A, 29B, 29C & 29D, N.C.B. 1513-A of the Copeland Point Professional Park plat, "Third Amendment an Amending

Replat," was filed for record in Smith County, Texas in Cabinet F, Slide 176B of the Plat Records of Smith County, Texas.

6. Appendix E, the Component of Property "Landing Elements" is modified to read as follows:

Areas of Common Responsibility – None

Owner Responsibility – All aspects, including decks, patio elements, and fixtures.

Dated September 18, 2020.

SIGNED this 18th day of September, 2020.

COPELAND POINT LLC

A Texas Limited Liability Company

BY: _____

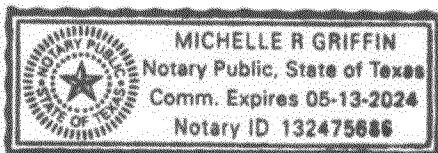
[Signature]
Managing Member

THE STATE OF TEXAS §

COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on this day personally appeared Bryan Neal, Managing Member of COPELAND POINT LLC, 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 as an act of such Limited Liability Company for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18 day of September, 2020.



[Signature]

Notary Public in and for
The State of Texas

[Signature]

Notary's Name: Typed or Printed

My Commission Expires:

05-13-2024

Smith County



DO NOT REMOVE

THIS PAGE IS PART OF THE INSTRUMENT

Filed for Record in
Smith County, Texas
09/22/2020 12:14:44 PM
Fee: \$30.00
20200100035453
RESTRICTION
Deputy -Brenda Calhoun
I hereby certify that this instrument was
filed and duly recorded in the Official
Public Records of Smith County, Texas

A handwritten signature in black ink that reads "Karen Phillips".

Karen Phillips
County Clerk

