

**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
[FOR MIRAR AT THE CEDARS]**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS §

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [FOR MIRAR AT THE CEDARS] (this "Third Amendment") is made this 21st day of JUNE, 2023, by CEDARS DEVELOPMENT, LLC, a Texas limited liability company (the "Association").

WITNESSETH:

WHEREAS, Declarant recorded an instrument entitled Declaration of Covenants, Conditions and Restrictions on September 30, 2020 as Document No. 202000265486 of the Real Property Records of Dallas County, Texas (the "Declaration"); and

WHEREAS, Declarant amended the Declaration by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions [for Mirar at the Cedars], recorded on May 21, 2021, under Instrument No. 202100152689 of the Deed Records of Dallas County, Texas (the "First Amendment"); and

WHEREAS, Declarant amended the Declaration by that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions [for Mirar at the Cedars], recorded on October 6, 2022, under Instrument No. 202200265238 of the Deed Records of Dallas County, Texas (the "Second Amendment"); and

WHEREAS, Article VII, Section 7.12 of the Declaration provides that the Declarant may amend the Declaration without the joinder or consent of any other party provided that the amendment is consistent with and in furtherance of the general plan and scheme of development and does not materially impair or affect the vested property or other rights of any Owner or its mortgagee; and

WHEREAS, Declarant desires to amend the Declaration as hereinafter set forth.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Amend Paragraph 9(i) of Exhibit "C" to the Declaration by deleting the third sentence of this paragraph and replacing it with the following:

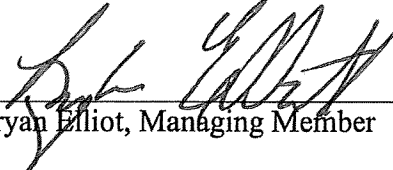
In addition to any other remedy the Association may have pursuant to Texas law or the Association's governing documents, any violation of this Paragraph 9 may be subject the Owner to a daily fine of up to \$200.00.

2. Except as modified by this Third Amendment, the Declaration, the First

Amendment and the Second Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Third Amendment as of the date first written above.

CEDARS DEVELOPMENT, LLC,
a Texas limited liability company

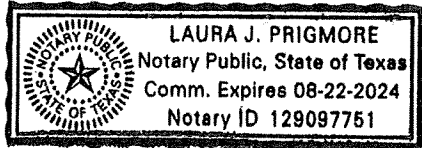
By: 
Bryan Elliot, Managing Member


ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Bryan Elliott, Managing Member of **CEDARS DEVELOPMENT, LLC**, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said company.

SUBSCRIBED AND SWORN TO BEFORE ME on this 21 day of June, 2023.




Notary Public *LAURA PRIGMORE*
My Commission Expires: 8-22-2024

AFTER RECORDING, RETURN TO:
Riddle & Williams, P.C.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300123207

eRecording - Real Property

Recorded On: June 22, 2023 03:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300123207
Receipt Number: 20230622000689
Recorded Date/Time: June 22, 2023 03:04 PM
User: Lynn G
Station: CC53

Record and Return To:

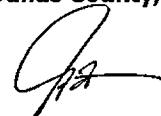
Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW".