

**FIRST AMENDMENT  
TO  
DECLARATION OF RESTRICTIVE COVENANTS  
OF THE  
FAIRVIEW MEADOWS, PHASE ONE  
WISE COUNTY, TEXAS**

STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WISE         §

This First Amendment to Declaration of Restrictive Covenants of the Fairview Meadows, Phase One (this “First Amendment”) is made and entered into by Riverside Homebuilders, Ltd., for the purposes set forth herein.

**WITNESSETH:**

**WHEREAS**, Riverside Homebuilders, Ltd. (“Riverside”), executed and acknowledged the Declaration of Restrictive Covenants of the Fairview Meadows, Phase One (the “Declaration”), dated June 5, 2020, was recorded as Document 2020008951 in the Real Property Records of Wise County, Texas, governing Lots 1-59, 1X-4X, Block A; Lots 1-15, 1X-2X, Block B; Lots 1-14, Block C; Lota 1-14, Block D; Lots 1-16, 1X, Block E, Fairview Meadows, Phase 1; and

**WHEREAS**, Article IV, Section 4.02 of the Declaration provides that the Declaration may be amended or modified.

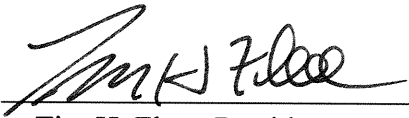
**NOW, THEREFORE**, the Declaration is hereby modified and amended as follows:

- 1) Paragraph 3.c. is deleted in its entirety and amended to read:
  - c. *Fences, Shrubs, and Walls.* Any fence or wall must be constructed of materials that consist of stained cedar, black vinyl clad chain link, steel pipe with galvanized wire panels, or wrought iron. No fence or wall shall be permitted to extend nearer to any street than the front building line of any residence.
    - (a) No woven wire, barbed wire, or chain link without black vinyl fence will be allowed.
    - (b) Stained cedar fences shall not exceed six (6) feet in height and shall include metal posts. Black vinyl chain link or steel pipe with galvanized wire panels must be four (4) or five (5) feet in height.
    - (c) Steel pipe must be a minimum of two (2”) inches in diameter.

(d) Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grown, so as to encroach upon adjoining property, such encroachment shall be removed upon request of the owner of the adjoining property or at the request of the Architectural Control Committee.


**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on the 15 day of October, 2020.

RIVERSIDE HOMBUILERS, LTD.,  
a Texas limited partnership  
By: Windfall Investments, Inc, general partner

By:   
Tim H. Fleet, President

STATE OF TEXAS            )  
COUNTY OF TARRANT    )

This instrument was acknowledged before me on the 15 day of October, 2020, by Tim H. Fleet, President of Windfall Investments, Inc., general partner for Riverside Homebuilders, Ltd.

  
Notary Public, State of Texas

After Recording Return to:  
Riverside Homebuilders, Ltd.  
Attn: Legal Description  
3045 Lackland Rd.  
Fort Worth, Texas 76116

