

AFTER RECORDING, RETURN TO:
 BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
 15 North Main Street
 Temple, Texas 76501

THIRD AMENDMENT TO THE
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
 ROSEWOOD SPRINGS HOMEOWNERS' ASSOCIATION,
 a Texas nonprofit property owners' association, and of
 ROSEWOOD SPRINGS,
 a subdivision in the City of Killeen, Bell County, Texas

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

CODRA DEVELOPMENT, INC., a Texas corporation ("Declarant"), is the developer of that certain tract of land situated in Bell County, Texas, more particularly described as:

Lots One thru Thirty (1-30), Block Two (2), Lots One thru Fifty-four (1-54) and Drainage Tract Two (2), Block Three (3), Lots Two thru Forty-four (2-44) and Drainage Tract One (1), Block Four (4), Lots One thru Thirty-Five (1-35) and Drainage Tract Three (3), Block Five (5) all in Rosewood Springs, a subdivision in the City of Killeen, Bell County, Texas, according to the map or plat of record in Instrument No. 2021-394194 A-D, Plat Records of Bell County, Texas.

(collectively referred to herein as the "Property" and sometimes referred to as the "Subdivision").

As part of that process, Declarant created certain covenants, conditions, and restrictions that would affect the lots and the land that comprise the Subdivision, and executed and filed the "Declaration of Covenants, Conditions and Restrictions of Rosewood Springs Homeowners' Association, a Texas nonprofit owners' association (the "Association"), and of Rosewood Springs, a Subdivision in the City of Killeen, Bell County, Texas, recorded in Document Number 2021-47270, of the Official Public Records of Real Property, Bell County, Texas (the "Original Declaration"), which was subsequently amended by (i) that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions of Rosewood Springs Homeowners' Association, a Texas nonprofit owners' association, and of Rosewood Springs, a Subdivision in the City of Killeen, Bell County, Texas, duly recorded in Document Number 2022-65712, of the Official Public Records of Real Property, Bell County, Texas (the "First Amendment") and by (ii) that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Rosewood Springs Homeowners' Association, a Texas nonprofit owners' association, and of Rosewood Springs, a Subdivision in the City of Killeen, Bell County, Texas, duly recorded in Document Number 2024-17416, of the Official Public Records of Real Property, Bell County, Texas (the "Second Amendment" and together with the First Amendment and Original Declaration, the "Declaration").

This Third Amendment to the Declaration of Covenants, Conditions and Restrictions of Rosewood Springs Homeowners' Association, a Texas nonprofit owners' association, and of Rosewood Springs, a Subdivision in the City of Killeen, Bell County, Texas amends the Declaration as follows:

1. The amended language of the Declaration contained in Paragraph 9 of the Second Amendment is deleted in its entirety and replaced with the following:

"(iii) In addition to the Regular Membership Assessment, on Class A membership upon the initial sale of a Lot from the Declarant or Builder Member to a third party, as the case may be ('Initial Capital Improvement Assessment') — the Initial Capital Improvement Assessment is set at \$1,000.00.

The Regular Membership Assessment and the Initial Capital Improvement Assessment may hereinafter be referred to collectively as 'Membership Assessment'.

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The Membership Assessment will be established by the Declarant so long as the Declarant is the Owner of a Lot and thereafter determined and established by the Board.

The Regular Membership Assessment shall only be collected from the purchaser of the Lot at closing upon the initial sale of a Lot from the Declarant or Builder Member to a third-party purchaser, as the case may be.

The Initial Capital Improvement Assessment shall only be collected from the purchaser of the Lot at closing upon the initial sale of a Lot from the Declarant or Builder Member to a third-party purchaser, as the case may be.

The Board will establish and maintain a separate bank account or otherwise earmark the funds from such Initial Capital Improvement Assessment for the purpose of establishing a community center within Subdivision for the benefit of the Owners.”

This Third Amendment is executed and accepted by Declarant pursuant to the right and authority granted to Declarant in Article XVIII of the Declaration, to amend the Declaration without the necessity of joinder of any other Lot Owner, in order to amend the above enumerated provisions and terms of the Declaration; to confirm that this Third Amendment does not affect any of the remaining covenants, conditions and restrictive covenants set forth in the Declaration and that such remaining covenants, conditions and restrictive covenants set forth continue in full force and effect. This Third Amendment will be EFFECTIVE as of July 22, 2024. In the event of any conflict in the terms and provisions of the Declaration and of this Third Amendment, the terms and provisions as revised by this Third Amendment will control. Any capitalized terms not herein defined shall have the meaning ascribed to them in the Declaration.

Declarant:

CODRA DEVELOPMENT, INC.

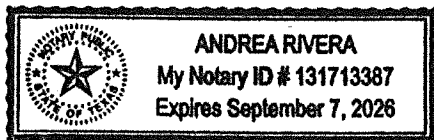
By:

James M. Wright, President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on JULY 22, 2024, by James M. Wright, in his capacity as President of CODRA DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



Andrea Rivera
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:
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15 North Main Street
Temple, Texas 76501
www.bcsowlaw.com

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

036505/62848



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2024031420

As
AMENDMENT

Recorded On: July 23, 2024

Parties: CODRA DEVELOPMENT INC

To ROSEWOOD SPRINGS

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$9.00

Total Fees: \$14.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

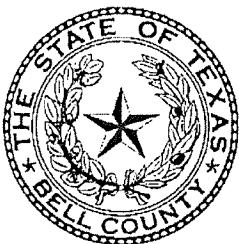
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024031420
Receipt Number: 414336
Recorded Date/Time: 07/23/2024 12:33:18 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

Monteith Abstract & Title Co. - Killeen
2500 BACON RANCH ROAD
KILLEEN, TX 76542



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk