

**EIGHTH AMENDMENT  
TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR THE VILLAGE AT FRISCO LAKES**

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

**INTRODUCTORY PROVISIONS**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes was executed by Pulte Homes of Texas, L.P., as Declarant, and filed of record on March 27, 2006, as Instrument No. 2006-34621 in the Official Public Records of Denton County, Texas (the “**Village at Frisco Lakes Declaration**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on January 22, 2008, and recorded as Instrument No. 2008-6641 of the Official Public Records of Denton County, Texas (the “**First Amendment**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on October 8, 2008, and recorded as Instrument No. 2008-109874 of the Official Public Records of Denton County, Texas (the “**Second Amendment**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on November 1, 2010, and recorded as Instrument No. 2010-9315 of

the Official Public Records of Denton County, Texas (the “**Third Amendment**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on February 28, 2011, and recorded as Instrument No. 2011-18186 of the Official Public Records of Denton County, Texas (the “**Fourth Amendment**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on January 20, 2012, and recorded as Instrument No. 2012-6192 of the Official Public Records of Denton County, Texas (the “**Fifth Amendment**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on April 25, 2012, and recorded as Instrument No. 2012-43146 of the Official Public Records of Denton County, Texas (the “**Sixth Amendment**”); and

**WHEREAS**, the Villages at Frisco Lakes Declaration was amended by virtue of that certain Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes, filed on October 23, 2013, and recorded as Instrument No. 2013-122662 of the Official Public Records of Denton County, Texas (the “**Seventh Amendment**”); and

**WHEREAS**, the Village at Frisco Lakes Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, and the Seventh Amendment affect certain tracts or parcels of real property located in Denton County, Texas, more particularly described on Exhibit “A” attached hereto and incorporated herein by reference for all purposes (the “**Properties**”); and

**WHEREAS**, pursuant to and in accordance with the provisions of Article XXI, Section 21.1 of the Village at Frisco Lakes Declaration, Declarant has the right to amend the Village at Frisco Lakes Declaration, without joinder of any person, for any purpose; and

**WHEREAS**, Pulte Homes of Texas, L.P., ("**Declarant**") desires to amend certain provisions of the Village at Frisco Lakes Declaration as evidenced by its duly authorized representative's signature below.

**NOW, THEREFORE**, the Village at Frisco Lakes Declaration is hereby amended as follows:

(a) Subsection (b) of Section 9.8 of Article IX of the Village at Frisco Lakes Declaration is amended to read, in its entirety, as follows:

***(b) Fee Limit. The fee shall be \$1,500.00 and shall be due upon closing of the sale or transfer of the Lot.***

The terms and provisions of the Village at Frisco Lakes Declaration, as amended, are declared to be in full force and effect with respect to the Properties. The Properties shall continue to be held, occupied, sold and conveyed subject to the terms and conditions of the Village at Frisco Lakes Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment and now this Eighth Amendment, which shall run with title to the Properties, and are binding on all parties having any right, title or interest in and to the Properties or any part thereof, including their heirs, representatives, successors, transferees and assigns, and shall inure to the benefit of each Owner thereof.

**IN WITNESS WHEREOF**, the Declarant has caused this Eighth Amendment to the

Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes to be filed of record with the office of the Denton County Clerk and shall be effective as of the 1<sup>st</sup> day of January, 2016.

**DECLARANT:**

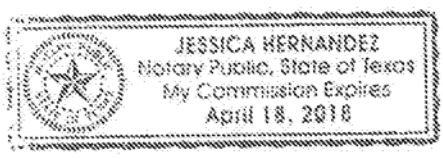
**PULTE HOMES OF TEXAS, L.P.,**  
a Texas limited partnership

By: PN I, Inc.,  
its General Partner

By: *SB*  
Its: SCOTT BRYSON  
VP OF FINANCE

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2015, by SCOTT BRYSON, VP of Finance, of PN I, Inc., as general partner of Pulte Homes Texas, L.P., on behalf of said limited partnership.



*Jessica Hernandez*  
Notary Public, State of Texas

## EXHIBIT A

Those lots, blocks, tracts and parcels of real property located in the City of Frisco, Denton County, Texas more particularly described as follows:

- (i) **Frisco Lakes by Del Webb, Phase 1**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-309 in the Map Records of Denton County, Texas
- (ii) **Frisco Lakes by Del Webb, Phase 1A**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet W, Page 911 of the Map Records of Denton County, Texas;
- (iii) **Frisco Lakes by Del Webb, Phase 4**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded as Document No. 2014-189 in the Map Records of Denton County, Texas;
- (iv) **Frisco Lakes by Del Webb Village 6**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2013-246 in the Map or Plat Records of Denton County, Texas;
- (v) **Frisco Lakes by Del Webb Village 7**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2014-305 in the Map or Plat Records of Denton County, Texas;
- (vi) **Frisco Lakes by Del Webb Village 8**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2012-274 in the Map or Plat Records of Denton County; Texas;
- (vii) **Frisco Lakes by Del Webb Village 9**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2012-114 in the Map or Plat Records of Denton County, Texas;
- (viii) **Frisco Lakes by Del Webb Village 11**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-47 in the Map or Plat Records of Denton County, Texas;
- (ix) **Frisco Lakes by Del Webb Village 12**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-145 in the Map or Plat Records of Denton County, Texas;

- (x) **Frisco Lakes by Del Webb Village 13**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-192 in the Map or Plat Records of Denton County, Texas;
- (xi) **Frisco Lakes by Del Webb Village 14**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-161 in the Map or Plat Records of Denton County, Texas;
- (xii) **Frisco Lakes Del by Webb Village 15**, Phase 1, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet Y, Page 128 of the Map Records of Denton County, Texas;
- (xiii) **Frisco Lakes by Del Webb, Village 15 Phase 2**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-58 in the Map or Plat Records of Denton County, Texas;
- (xiv) **Frisco Lakes by Del Webb Village 16**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 555 of the Map Records of Denton County, Texas;
- (xv) **Frisco Lakes by Del Webb Village 17**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 557 of the Map Records of Denton County, Texas;
- (xvi) **Frisco Lakes by Del Webb Village 18**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-202 in the Map or Plat Records of Denton County, Texas;
- (xvii) **Frisco Lakes by Del Webb Village 19**, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 753 of the Map Records of Denton County, Texas;
- (xviii) **Frisco Lakes by Del Webb Village 20 Phase 1**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-25 in the Map or Plat Records of Denton County, Texas;
- (xix) **Frisco Lakes by Del Webb Village 20 Phase 2**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-184 in the Map or Plat Records of Denton County, Texas;
- (xx) **Frisco Lakes by Del Webb Village 21**, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 559 of the Map Records of Denton County, Texas;

- (xxi) **Frisco Lakes by Del Webb, Phase 1B, Village 22**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 44 of the Map Records of Denton County, Texas;
- (xxii) **Frisco Lakes by Del Webb, Phase 1B, Village 23**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 64 of the Map Records of Denton County, Texas;
- (xxiii) **Frisco Lakes by Del Webb, Phase 1B, Village 25**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 45 of the Map Records of Denton County, Texas;
- (xxiv) **Frisco Lakes by Del Webb Village 26**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2013-245 in the Map or Plat Records of Denton County, Texas;
- (xxv) **Frisco Lakes by Del Webb Village 27**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 179 of the Map Records of Denton County, Texas;
- (xxvi) **Frisco Lakes by Del Webb, Phase 1B, Village 28**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 68 of the Map Records of Denton County, Texas;
- (xxvii) **Frisco Lakes by Del Webb, Phase 1B, Village 29**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 66 of the Map Records of Denton County, Texas.

\*\*\*\* Electronically Filed Document \*\*\*\*

Denton County  
Juli Luke  
County Clerk

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Direct- THE VILLAGE AT FRISCO LAKES  
Indirect-

Receipt Number: 1355098  
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\*\*\*\*\* 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.



THE STATE OF TEXAS)  
COUNTY OF DENTON)

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 Denton County, Texas.

**Juli Luke**

County Clerk  
Denton County, Texas