



FIRST SUPPLEMENT TO THE DECLARATION OF RESTRICTIONS, COVENANTS, CONDITIONS OF

GATLIN RANCH HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF PARKER)

THIS FIRST SUPPLEMENT TO DEDICATORY INSTRUMENTS FOR GATLIN RANCH HOMEOWNERS ASSOCIATION, INC. ("Notice") is made February 5, 2024 by Gatlin Ranch Homeowners Association, Inc. ("The Association")

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage and regulate the planned development covered by the **Declaration of Restrictions, Covenants, and Conditions for GATLIN RANCH**; filed for record as Document No. 202241170 in the Deed Records of Parker County, Texas imposing on property in Springtown, as more particularly described therein, those certain covenants, conditions, and restrictions therein set forth for the benefit of Gatlin Ranch.

WHEREAS, the Association desires to supplement certain provisions in the Declaration in accordance with Article X, Section 11 of the Declaration.

NOW THEREFORE, in consideration of the foregoing, the Declaration is hereby supplemented as follows:

1. **Article VII, Section d** of the Declaration is hereby supplemented:

- (i) Workshops, Barns and Other Storage Buildings are permitted to be built behind the back elevation of the home.
- (ii) Only one (1) accessory building/ workshop/ barn is permitted per lot. The accessory building/ workshop/barn cannot exceed half of the living square footage of the main home.
- (iii) Accessory building must be harmonious in color and material of the main home and submitted for review before construction. Materials permitted are masonry (stucco, brick, and stone), metal with a 3 foot minimum wainscot of masonry material on all four sides. Hardiplank will be considered with the 3 foot masonry wainscoting. No vinyl or other material not listed will be accepted. Masonry material must be the same shade and type as on main home.

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- (iv) Access to the accessory building/ workshop/ barn must be the same concrete material as the driveway of the main home.
- (v) Garage style doors on building must be the same as the doors on the main dwelling. No roll up doors will be permitted.
- (vi) Accessory building/ workshop/barn cannot be closer than 10 feet from side and back property lines. Please refer to Section e for further setback requirements based on lot placement.

IN WITNESS WHEREOF, the Supplement to the Declaration of Restrictions, Covenants and Conditions for Gatlin Ranch Homeowners Association is hereby executed to be effective as of the 5th day of February 2024.

**GATLIN RANCH HOMEOWNERS
ASSOCIATION, INC.**

By: 
Name: Dawn Kelly
Title: Authorized Agent

ACKNOWLEDGMENT

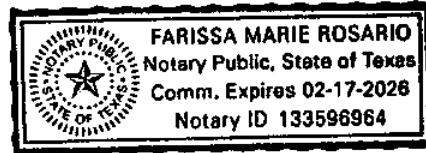
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of Gatlin Ranch Homeowners Association, Inc 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 purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 5th day of February, 2024

Fariessa Marie Rosario



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202403700
02/14/2024 02:34 PM
Fee: 33.00
Lila Deakle, County Clerk
Parker County, TX
RESTRICT

NOTARY PUBLIC

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