



**FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PARK PLACE WEST**

**THE STATE OF TEXAS**

§

**KNOW ALL PERSONS BY THESE PRESENTS:**

**COUNTY OF ROCKWALL**

§

§

**THIS FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PARK PLACE WEST** (this "First Amendment") is made by **PARK PLACE WEST HOMEOWNERS ASSOCIATION, INC.**, a Texas Corporation ("Association"), as of the 6<sup>th</sup> day of January, 2016.

**WITNESSETH:**

**WHEREAS**, Columbia Extrusion Corporation, an Oregon Corporation ("CEC") executed that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Park Place West dated October 13, 2005 and recorded in Volume 4252 at Page 155 et. seq. of the Real Property Records of Rockwall County, Texas (the "Declaration"); and

**WHEREAS**, by Warranty Deed and Assignment dated Effective September 13, 2006 and recorded in Volume 4743 at Page 96 et. seq. of the Real Property Records of Rockwall County, Texas, CEC conveyed its interest in certain real property governed by the Declaration and all rights, powers and privileges of CEC under such Declaration to Columbia Development Company, LLC, a Washington Limited Liability Company ("Declarant"); and

**WHEREAS**, Article 14, Paragraph 14.2 of the Declaration provides that the Declaration may be amended or changed by the vote or written consent of the Owners representing not less than seventy-five percent (75%) of the Lots of Park Place West, based upon one vote for each such Lot, together with the written consent of the Declarant; and

**WHEREAS**, a Special Meeting of the Association was duly called at which the Owners representing not less than seventy-five percent (75%) of the Lots of Park Place West (based upon one vote for each such Lot) and the Declarant voted to approve this First Amendment; and

**WHEREAS**, Article 14, Paragraph 14.3 of the Declaration requires that an amendment to the Declaration shall become effective upon recordation in the Deed Records of Rockwall County, Texas of a certificate of the president and secretary of the Association setting forth in full the amendment and certifying that such amendment has been approved in the manner set forth in the Declaration.

**NOW, THEREFORE**, Paragraph 9.6 of the Declaration is hereby amended in its entirety to read as follows:

**"9.6 Association's Responsibility. Mowing the grass on each Lot will be the responsibility of the Association. In addition, the Association will be responsible**

for the maintenance of any trees installed by the Association.”

FURTHER, by signing below, the President and the Secretary of the Association do hereby certify that the amendment set forth herein is true and correct and has been approved in the manner set forth in the Declaration.

The Declaration, as expressly modified herein, remains in full force and effect and is hereby ratified and confirmed.

EXECUTED as of the date set forth above.

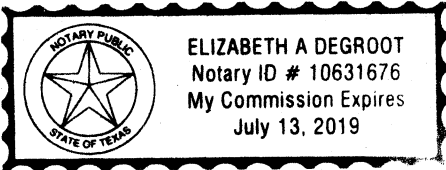
PARK PLACE WEST HOMEOWNERS ASSOCIATION, INC.

By: Charles W. Bricker  
Charles W. Bricker, President

By: Barry Buchanan  
Barry Buchanan, Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF ROCKWALL       §

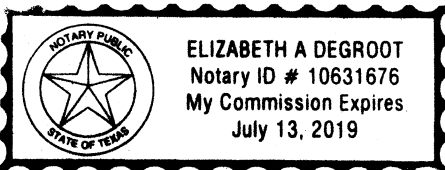
This instrument was acknowledged before me on January 6, 2016 by Charles W. Bricker, President of Park Place West Homeowners Association, Inc.



Elizabeth A. DeGroot  
Notary Public in and for the State of Texas  
Printed Name: Elizabeth A. DeGroot  
My Commission Expires: 7-13-19

THE STATE OF TEXAS           §  
  §  
COUNTY OF ROCKWALL       §

This instrument was acknowledged before me on January 6, 2016 by Barry Buchanan, Secretary of Park Place West Homeowners Association, Inc.



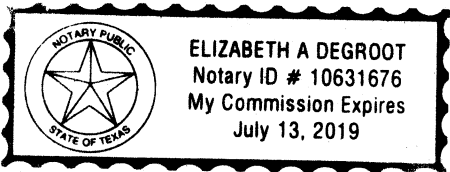
Elizabeth A. DeGroot  
Notary Public in and for the State of Texas  
Printed Name: Elizabeth A. DeGroot  
My Commission Expires: 7-13-19

I certify that this Amendment has been duly approved by Columbia Development Company, LLC and that I am authorized to execute this document on behalf of such entity.

By: Charles W. Bricker  
Charles W. Bricker, President

THE STATE OF TEXAS       §  
  §  
COUNTY OF ROCKWALL     §

This instrument was acknowledged before me on January 6, 2016 by Charles W. Bricker, President of Columbia Development Company, LLC.



Elizabeth A. Degroot  
Notary Public in and for the State of Texas  
Printed Name: Elizabeth A. Degroot  
My Commission Expires: 7-13-19

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
01/07/2016 08:45:47 AM  
\$34.00  
2016000000209

**COPY**



Shelli Miller