

**SECOND AMENDMENT**  
*to the*  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
*for*  
**PRAIRIE RIDGE**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF ELLIS       §

WHEREAS, Prairie Ridge Partners LP, a Texas limited partnership, as Declarant, caused the instrument entitled "Declaration of Covenants, Conditions and Restrictions for Prairie Ridge" to be recorded in the Official Public Records of Real Property of Ellis County, Texas on April 13, 2020 under Instrument No. 2011682 (the "Declaration"), which instrument imposes various covenants, conditions, restrictions, and easements on the Community (as defined in the Declaration); and

WHEREAS, the Declaration was previously amended by instrument entitled "First Amendment to the Declaration of Covenants, Conditions and Restrictions for Prairie Ridge" recorded in the Official Public Records of Real Property of Ellis County, Texas on October 9, 2020 under Instrument No. 2037083 (the Declaration, as amended, hereinafter still referred to as the "Declaration"); and

WHEREAS, Article VIII, Section 8.1, of the Declaration authorizes Declarant, during the Development Period, to amend the Declaration without the joinder or consent of any other party so long as the amendment does not materially and adversely affect any substantive rights of the Lot Owners; and

WHEREAS, the Development Period still exists and Declarant desires to amend the Declaration in a manner that does not materially and adversely affect any substantive rights of the Lot Owners.

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. Article I, Section I., of the Declaration, the definition of "Community", is amended to read as follows:

**I. COMMUNITY** - The Property described above and all real property hereafter annexed and subjected to the provisions of this Declaration and the jurisdiction of the Association, commonly known as "Prairie Ridge", together with all Improvements now or hereafter situated thereon and all rights and appurtenances thereto. There are a total of 12,000 Lots that may be created and made a part of the Community, the subject of this Declaration and the jurisdiction of the Association. Declarant reserves the right to facilitate the development, construction, and marketing of the Community and the right to direct the size, shape, and composition of the Community during the Development Period.

2. Article I, Section L., of the Declaration, the definition of "Development Period", is amended to read as follows:

**L. DEVELOPMENT PERIOD** - The period during which Declarant reserves the right and authority to facilitate the development, construction and marketing of the Community and direct the size, shape, and composition of the Community. The Development Period will exist until such time that all of the Lots that may be created (as specified in Section I. of this Article I) have been made a part of the Community, the subject of this Declaration, and the jurisdiction of the Association, and such Lots have been conveyed to Owners other than Declarant or a Builder, unless Declarant terminates the Development Period on an earlier date by an instrument duly executed by Declarant and recorded in the Official Public Records of Real Property of Ellis County, Texas.

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration, except as otherwise provided in this instrument.

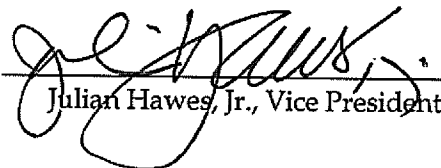
Except as amended herein, all provisions in the Declaration remain in full force and effect.

EXECUTED on the date of the acknowledgement, to be effective upon recording in the Official Public Records of Real Property of Ellis County, Texas.

**PRAIRIE RIDGE PARTNERS LP,**  
a Texas limited partnership

By: Prairie Ridge Partners GP LLC,  
a Texas limited liability company  
its General Partner

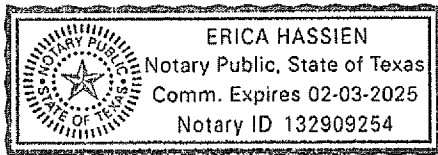
By: PRA GP No. 2, Inc.  
a Texas corporation  
its Manager

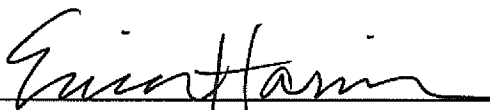
By:   
Julian Hawes, Jr., Vice President

THE STATE OF TEXAS     §  
   §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned authority, on this day personally appeared Julian Hawes, Jr., Vice President of PRA GP No. 2, Inc., and authorized representative of Prairie Ridge Partners LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14<sup>th</sup> day of OCTOBER, 2022.



  
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Notary Public in and for the State of Texas

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2240014 on October 17, 2022 at 10:09 AM

STATE OF TEXAS     COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



