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**FIRST SUPPLEMENTAL DECLARATION TO THE DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF WALDEN MEADOWS, SECTION ONE, FOR WALDEN MEADOWS,
SECTION TWO, AN ADDITION TO THE CITY OF BEAUMONT,
JEFFERSON COUNTY, TEXAS**

Whereas, DDW Development, Ltd, a Texas limited partnership (the "Declarant"), executed the Declaration of Covenants, Conditions, and Restrictions of Walden Meadows, Section One, an addition to the City of Beaumont, Jefferson County, Texas, dated August 25, 2000, recorded under County Clerk's File No 2000035337 in the Official Public Records of Real Property of Jefferson County, Texas (the "Declaration"), subjecting certain real property more fully described therein to certain restrictive covenants, and

Whereas, Declarant reserved the right under the Declaration to bring additional property from that certain real property described in the Declaration and referred to therein as the Future Development Tracts under the scheme of development set out in the Declaration by means of a Supplement Declaration, and

Whereas, the Declarant now desires to subject that certain real property more fully described in Exhibit "A", attached hereto and made a part hereof by this reference (the "Additional Land"), out of the Future Development Tract to the scheme of development set out in the Declaration and to amend and add to the provisions of the Declaration with respect to the Additional Land by the execution and filing of this Supplemental Declaration as permitted by the terms of the Declaration, and

Whereas, the Declarant has caused the Additional Land to be subdivided, platted, and, to the extent of Lot One (1) in Block One (1) of the Walden Meadows, Section One, a subdivision to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition recorded in Volume 16, Page 291 of the Map Records of Jefferson County, Texas (the "Original Addition"), replatted into an addition to the City of Beaumont, Jefferson County, Texas, known and to be known as "Walden Meadows, Section Two, an addition to the City of Beaumont, Jefferson County, Texas (the "New Addition")", in accordance with the Final Plat of the New Addition prepared by J D McClenan, registered professional land surveyor number 2512, and filed for record in the office of the County Clerk of Jefferson County, Texas, contemporaneously with the filing of this Supplemental Declaration (the "Plat"), and

Whereas, the Declarant desires to (i) dedicate the easements for streets and utilities reflected in the Plat, (ii) reserve in favor of itself the Association or both certain easements on and across the Lots in the New Addition, (iii) replat Lot One (1) in Block One (1) of the Original Addition, (iv) bring the Additional Land with the scheme of development of the Declaration, as authorized therein, and (v) impose the protective and restrictive covenants set forth in the Declaration as amended and supplemented in this Supplemental Declaration on the Lots in the New Addition and on the Common Area of the New Addition,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Declarant hereby adopts the Plat of the New Addition, dedicates the easements of streets and utilities as reflected upon the Plat and imposes on the Lots in the New Addition the basic restrictions set forth on the Plat

For the purposes of enhancing and protecting the value, attractiveness, and desirability of the Lots in the New Addition, and the purpose of providing for the orderly development, use, and enjoyment of the Lots in the New Addition, Declarant hereby declares that all of the land in the New Addition shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions set forth in the Declaration as modified and supplemented by this Supplemental Declaration and the Plat, which shall constitute covenants running with the Additional Land and shall be binding upon all persons having any right, title, or interest in the Additional Land, or any part or parts thereof, and upon such persons and their respective heirs, successors, executors, administrators, legal and person representatives, lessees, and assigns

Article I.
Definitions

All of the definitions contained in Article I of the Declaration shall apply to this Supplemental Declaration as amended as follows

1 The first sentence of Section 6 of Article I of the Declaration shall be amended to read as follows

“Common Area” shall mean and refer to and include any real property (including all improvements now or hereafter placed, erected, constructed, installed, or located thereon) owned by the Association for the common use and enjoyment of the Owners”

2 A new Section 11 shall be added to read as follows

“Section 11 Addition “Addition” shall mean and refer collectively to the Original Addition, Walden Meadows, Section One, an addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition of record in the Office of the County Clerk of Jefferson County, Texas, and the New Addition, Walden Meadows, Section Two, an addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition of record in the Office of the County Clerk of Jefferson County, Texas”

3 A new Section 12 shall be added to read as follows

“Section 12 The land subject to this Supplemental Declaration and more fully described in the attached Exhibit “A” shall be herein sometimes referred to as the “Additional Land” ”

Article II
Property Subject to Declarations; Additions Thereto

Section 1 of the Article II of the Declarants is amended to read as follows

“Section 1 Existing Property The real property which is and shall be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, conditions, restrictions, easements, and reservations contained in the Declarations is Walden

Meadows, Section One, an addition to the City of Beaumont, Jefferson County, Texas, as shown and reflected upon the above Plat thereto filed with the Declaration and to the terms, covenants, conditions, restrictions, easements, and reservations contained in the Declaration as amended and supplemented by the first Supplemental Declaration to this Declaration and Walden Meadows, Section Two, an Addition to the City of Beaumont, Jefferson County, Texas, as shown and reflected upon the Plat filed with the first Supplemental Declaration to the Declaration, which property may be sometimes referred to as the "Existing Property" "

Article III
Property, Rights, and Easements

With respect to Article III of the Declaration, Section 3 is amended to read as follows as it applies to the New Addition

"Section 3 Electric Utility Easement There is hereby reserved upon each Lot in the Addition a ten foot (10') wide underground utility easement in favor of any public utility providing electric service to the Addition for the purpose of installing and maintaining electric utility service to the residence constructed on each Lot to be located five feet (5') on either side of the centerline of the electric line as actually installed on each Lot "

Article IV
Membership and Voting Rights

Article IV of the Declaration applies to the New Addition as stated in the Declaration without change

Article V
Assessments

Article V of the Declaration applies to the New Addition without change

Article VI
Obligation to Maintain, Repair, and Rebuild

Article VI of the Declaration applies to the New Addition without change

Article VII
Architectural Control

Article VII of the Declaration applies to the New Addition without change

Article VIII
New Restrictions

Article VIII of the Declaration applies to the New Addition with the following amendments

1 The first sentence of Section 20 is amended to read as follows,

“Prior to the initial occupancy of a residence constructed on Lots 6 or 7 in Block 2, on Lots 6 or 7 in Block 3, Lots 11 or 12 in Block 1, or Lot 6 or 7 in Block 5 of the Addition, there must be constructed along the rear (west) line of each such Lot on eight foot (8’) high solid “dog-eared” cedar privacy fence mounted on metal posts ”

2 The second sentence of Section 26 is amended to read as follows with respect to the New Addition

“Meters for utilities shall be screened from view from any street in the Addition ”

Article IX
Enforcement of Covenants

Article IX of the Declaration applies to the New Addition without change

Article X
Term and Amendment of Covenants

Article X of the Declaration applies to the New Addition without change except for the addition of a new Section 3 to read as follows

“Section 3 Amendment to Restrictions on New Addition Notwithstanding anything contained herein to the contrary, the covenants and restrictions as they apply to Lots 1 through and including 17 of Block 1 and Lots 1 through and including 12 of Block 5 and the Common Areas of Walden Meadows Section Two (2) may be amended or terminated by a written instrument signed by owners of not less than eighty percent (80%) of the Lots in the said Walden Meadows, Section Two (2) for a period of two (2) years after the date that this Supplemental Declaration is recorded Thereafter, any amendment must be made in accordance with Section 2 of Article V of the Declaration ”

Article XI

Article XI of the Declaration applies to the New Addition without change

Executed this the 8 day of December, 2004

DECLARANT

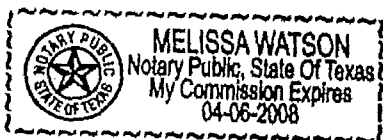
DDW Development, Ltd., a Texas limited partnership

By DDW Management, Inc , a Texas corporation,
its General Partner

By G Austin Dishman
Name G Austin Dishman, III
Title President

STATE OF TEXAS §
 §
COUNTY OF JEFFERSON §

This instrument was acknowledged before me this 8 day of December, 2003,
by G Austin Dishman, III, President of DDW Management, Inc , a Texas corporation, on behalf of
said corporation, general partner on behalf of DDW Development, Ltd , a Texas limited partnership



Melissa Watson
Notary Public in and for the State of Texas

RETURN TO
Jefferson County Title Company
80 IH-10 North
Beaumont, Texas 77702

Exhibit A

Property described as Tract 1 and Tract 2 on Final Plat of Walden Meadows, Section Two recorded in Vol 17, page 318, under County Clerks File No. 2004042800 of the Official Public Records of Real Property of Jefferson County, Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Carolyn L Guidry

2004 Dec 09 11:22 AM

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CAROLYN L. GUIDRY COUNTY CLERK

JEFFERSON COUNTY TEXAS