

**AMENDMENT TO AND CLARIFICATION OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

This Amendment to Declaration of Covenants, Conditions and Restrictions for 374.64 acres, more or less, being more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter the "Subdivision") is made on the date hereinafter set forth by ZGG, LLC, a Texas limited liability company (hereinafter referred to as "Declarant").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on January 28, 2022, a Declaration of Covenants, Conditions and Restrictions was recorded at Instrument No. 220290 in the Official Public Records of Jones County, Texas (the "Restrictions"); and

WHEREAS, Developer desires to amend the Restrictions to restrict further subdivision of the tracts of the Subdivision.

WHEREAS, by the terms of Provision F. 5, Declarant reserved the right to amend or change the covenants and restrictions in the language shown in the following:

**5. Amendment.** Prior to the sale of any Lots, the Declaration may be amended at any time by Declarant. After a deed conveying a Lot has been recorded, this Declaration may be amended at any time by vote of Declarant and 75% of the Owners. An instrument containing the approved amendment will be signed by the Declarant and recorded, with evidence attached reflecting the agreement of 75% of the Owners.

Declarant does hereby declare that as of the execution date of this document, Declarant meets the criteria in Provision F.5. listed above as owning over 75% of the Subdivision.

NOW THEREFORE, the undersigned do hereby amend the restrictive covenants by adding the following provisions to **G. General Provisions**

**9. No Subdivision of Tracts.** No lot may be divided into or sold as a tract smaller than the tract initially sold from Developer to any purchaser.

**10. No Commercial Trailer Parks.** No commercial trailer park(s) shall be allowed on any of the Lots. For the purposes of this instrument, a commercial trailer park shall be any business that charges a fee for one or more trailer to rent out space on the Lot for a period of one or more nights.

Except as otherwise amended hereinabove, the Restrictions remain unchanged and in full force and effect.

IN WITNESS WHEREOF, ZGG, LLC, a Texas limited liability company, being the Declarant herein, has caused this Declaration to be executed this \_\_\_\_\_ day of March, 2022.

**ZGG, LLC, a Texas Limited Liability Company**

BY: \_\_\_\_\_  
**LARRY ZASTROW, Member**

**STATE OF TEXAS**

**COUNTY OF \_\_\_\_\_**

This instrument was acknowledged before me on the \_\_\_\_\_ day of March, 2022, by **LARRY ZASTROW, Member, of ZGG, LLC**, a Texas Limited Liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Security Title Company  
4400 Buffalo Gap Road, 1100  
Abilene, Texas 79606