

time and from time to time to amend the Declaration by an instrument in writing duly signed, acknowledged, and filed for record in Collin County, Texas;

WHEREAS, Declarant has determined it is necessary to amend this Declaration and clarify certain portions of the Declaration as necessary or to correct technical or typographical errors;

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. Defined Terms. Unless otherwise defined in this Amendment or the context otherwise requires, each term used in this Amendment with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. Amendments to Declaration. The Declaration is hereby modified and amended in the following respects:

(a) Section 2.5(b) of the Declaration is hereby modified and amended to add the following sentence to the end of the second paragraph:

“The Board of Directors, at their sole discretion, may enact additional rules governing the parking of vehicles on the street and may enact rules to enforce towing for any abandoned, illegally parked, non-operational, or unauthorized vehicle left on the street without the express written permission of the Board for more than twenty-four (24) hours.”

(b) Section 2.5(e) of the Declaration is hereby modified and amended to add the following verbiage at the end of the second sentence:

“All trash and recycle containers or bins must be stored out of public view at all times with the exception of trash or recycle pickup days at which time containers or bins may be placed at the street for pickup anytime during the day prior to the designated pickup day. Trash and recycle containers or bins must be retrieved from the street and returned to their storage areas out of public view by the end of the designated pickup day. No trash is allowed to be outside a container unless properly stored in a trash bag and tightly sealed and only if the container is too full to otherwise accommodate the additional bag(s) of trash. Any trash strewn over the yard or street in front of a residence shall be promptly picked up and disposed of.”

(c) Section 2.10 of the Declaration is hereby modified and amended to insert the following sentence at the end of the paragraph as follows:

“Without the express written consent of the Architectural Control Committee, household bricks may not be utilized as any kind of landscape border or tree well border within the front or side yards of a Lot so long as any portion of the Lot is visible to the public.”

(d) Section 5.1 of the Declaration is hereby modified and amended to add the following verbiage to the end of the second sentence:

“Trees, shrubs, landscaping and all landscaped areas must be maintained in an aesthetically pleasing manner and kept free of weeds and encroaching grass.”

Section 5.1 of the Declaration is hereby further modified and amended to delete and replace in its entirety the last sentence as follows:

“Grass shall not be permitted to grow to a height greater than five inches (5”) upon any Lot.”

(e) Section 8.3.2 of the Declaration is hereby modified and amended to delete the third sentence in its entirety and replace with the following:

“Each time a meeting is called, whether regular or special, the presence at the meeting of the Members, in person or by proxy, entitled to cast at least twenty percent (20%) of all of the votes of the Association’s Members, without regard to class, shall constitute a quorum.”

No Other Effect. Except as expressly modified, amended and supplemented by this Amendment, the terms and provisions of the Declaration and Design Guidelines are not amended, modified or supplemented, and the Declaration and the Design Guidelines, as modified, amended and supplemented hereby, are hereby amended as provided herein.

3. Severability. Invalidation of anyone provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

4. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

EXECUTED to be effective as of the date written above.

DECLARANT:

CTMGT BARCELONA, LLC
a Texas limited liability company

By: CADG Holdings, LLC
a Texas limited liability company
its Sole Member

By: MMM Ventures, LLC
a Texas limited liability company
its: Manager

By: 2M Ventures, LLC
a Delaware limited liability company
its: Manager

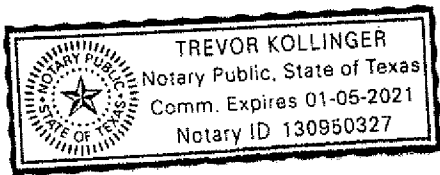
By: [Signature]
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, Trevor Kollinger, a Notary Public, on this day personally appeared Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CTMGT Barcelona, LLC, a Texas limited liability company on behalf of said company.

Given under my hand and seal of office this 8 day of February, 2019.

[SEAL]



[Signature]
Notary Public, State of Texas

Trevor Kollinger
Printed name of Notary

My Commission Expires: 01-05-21



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/08/2019 12:35:14 PM
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