

## **SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR DEL CORONADO AT GREENRIDGE**

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR DEL CORONADO AT GREENRIDGE (hereinafter referred to as the "Sixth Amendment") is hereby adopted on the date and year set forth below by Del Coronado at Greenridge Owners Association, Inc. ("Declarant"), in compliance with the Declaration executed by said Declarant.

### **RECITALS:**

WHEREAS, on or about July 31, 2006, the Declaration of Covenants, Conditions & Restrictions for Del Coronado At Greenridge ("Covenants") were recorded in the Real Property Records of Smith County, Texas, as it may be amended and revised, which imposed certain covenants, conditions, and restrictions affecting the lots contained within the following described property:

Being all of those certain lots, tracts or parcels of land situated in Smith County, Texas, being all that certain tract of parcel of land situated in the William Keys Survey Abstract 526, and the William McAdams Survey, Abstract 654, Smith County, Texas, being all of Del Coronado Addition Phase One, according to the Amended Plat thereof recorded in Cabinet 'D', Slide 299-A of the Plat Records of Smith County, Texas. Also all that certain tract or parcel of land situated in the Williams Keys Survey, Abstract 526, and the William McAdams survey, Abstract 654, Smith County, Texas, being all of that certain called 29.249 acre Tract Two described in a General Warranty Deed from RHP Real Estate, Ltd. to Baker Realty Group, Inc., dated August 25, 2004, and recorded in Volume 7596, Page 474 of the Official Public Records of Smith County, Texas, LESS AND EXCEPT all of Del Coronado Addition Phase One, according to the Amended Plat thereof recorded in Cabinet 'D', Slide 299-A of the Plat Records of Smith County, Texas.

WHEREAS, the undersigned Declarant, with the authority to amend the Covenants pursuant to Article 12 of the Covenants, desires to modify and amend the Covenants, as set forth herein for the above-described property (the "Subject Property"); and

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

1. Article 10.4.2 of the Declaration is amended to read as follows:
  - a. AGE RESTRICTION. No Dwelling shall be occupied by any person under the age of twenty-five (25). For the purpose of this section, a Dwelling shall be deemed to be "occupied" by any person who stays overnight in the Dwelling more than twenty-one (21) days in any sixty (60)-day period or more than thirty (30) days in any twelve (12)-month period.
2. Except for the amendments reflected herein, the Declaration, as filed of record regarding the Subject Property, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on this 25<sup>th</sup> day of June, 2021.

**DECLARANT:**


**DEL CORONADO AT GREENRIDGE  
OWNERS ASSOCIATION, INC.,**

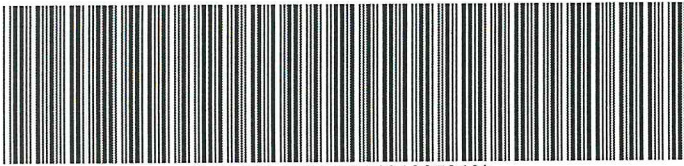
By:   
**Sue Adams, President**

STATE OF TEXAS           §  
COUNTY OF SMITH       §



The foregoing instrument was acknowledged before me on the 25 day of June, 2021, by Sue Adams, President of Del Coronado at Greenridge Owners Association, Inc., a Texas corporation, on behalf of said corporation and in the capacity therein stated.

  
NOTARY PUBLIC, STATE OF TEXAS



\*VG-151-2021-202101027646\*

Smith County  
Karen Phillips  
Smith County Clerk

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Document Number: 202101027646

Real Property Recordings  
RESTRICTION

Recorded On: July 08, 2021 10:06 AM

Number of Pages: 3

Billable Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$30.00

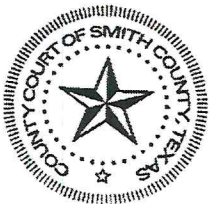
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202101027646  
Receipt Number: 20210708000051  
Recorded Date/Time: July 08, 2021 10:06 AM  
User: Alma D



STATE OF TEXAS

Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips  
Smith County Clerk  
Smith County, TX