



PLEASE REMIT PAYMENT TO:

SENDERA TITLE
1800 Valley View Lane, Ste., 160
Farmers Branch, TX 75234
November 11, 2022
Please give check to Brandy Harrington

*****include a copy of the invoice with check*****

MM Legends Crossing, LLC
Attn: Matt Kollinger
1800 Valley View Lane, Ste 300
Farmers Branch, TX 75234

RE: First Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Legends Crossing

GF #: N/A

County:	Dallas County
Instrument Number(s):	E 202200292781
Page Count:	4 pages
Recorded Date:	November 11, 2022
Recording Fee:	\$34.00
e-filing	\$3.20
Overnight/Mail Fee	N/A
Total Amount:	\$37.20

(See attached invoice)

Package Summary Recording Report

Report generated: Fri, 11 Nov 2022 10:33 AM CST

Package: First Amendment to Master Declaration of CCR for Legends Crossing - 3E4A84B8-EBF0-74A7-4794-01A22CB5B9AE
Status: Recorded

Submitter: Silver Star Title, LLC DBA Sendera Title (TXTE3K)
Recipient: Dallas County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
First Amendment to Master Declaration of CCR for Legends Crossing	Amendment	4	Recorded	E 202200292781	Fri 11/11/2022 10:06 AM CST	34.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Simplifile Invoice Account	34.00
Submission Fees	Simplifile Invoice Account	3.00
Sales Taxes	Simplifile Invoice Account	0.20
Total Fees:		37.20

Questions Contact:

Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR LEGENDS CROSSING**
(Security Measures)

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LEGENDS CROSSING (this "Amendment") is made and entered by MM LEGENDS CROSSING, LLC, a Texas limited liability company (the "Declarant"), as of the 4th day of November, 2022.

WHEREAS, Declarant executed that certain Master Declaration of Covenants, Conditions, and Restrictions for Legends Crossing recorded as Document No. 202000168700 of the Official Public Records of Dallas County, Texas (the "Declaration"), which Declaration encumbers the real property described therein with the covenants, conditions and restrictions set out therein (the "Property" or "Properties");

WHEREAS, pursuant to Section 202.023 of the Property Code, the Association may prohibit the installation of security cameras by an Owner of a Lot in a place other than that Owner's Lot or private property, and may regulate the type of fencing that an Owner may install on its Lot;

WHEREAS, pursuant to Section 12.4 of the Declaration, the Declarant may unilaterally amend the Declaration;

WHEREAS, pursuant to its rights as Declarant under the Declaration, including, without limitation, Section 12.4 of the Declaration, the Declarant desires to amend and modify the Declaration applicable to Properties and Lots located therein, as more specifically provided in this Amendment, to include additional design guidelines and requirements for security measures, including fencing and cameras, installed or constructed on Lots within the Properties subject to the Declaration.

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

1. Defined Terms. Unless otherwise defined in the Declaration or the context otherwise requires, each term used in the Declaration 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. Amendment. The Declarant desires to modify and amend and does hereby modify and amend the Declaration applicable to all Lots within the Properties to modify, replace and supersede Section 3.14 of the Declaration with the following:

“3.14 Security Measures. Any security fencing installed on an Owner’s Lot as a security measure under Section 202.023 of the Texas Property Code, as amended (a) shall be no higher than six (6) feet from grade, (b) to the extent located within the front yard area of an Owner’s Lot, must be open and constructed of ornamental metal or wrought iron materials that allow the front façade of the residence on such Owner’s Lot to remain visible from the street through such fencing and be of a design approved by the Declarant or Architectural Control Committee, (c) to the extent located within the front yard area of an Owner’s Lot, shall not include or be constructed or installed with screening material, landscape screening, chain link, razor wire, electrification, or barbed wire, and (d) such fencing shall otherwise be constructed, installed and maintained in compliance with any and all governmental requirements, including permit requirements. No Owner shall place security cameras in any place other than the Owner’s own Lot. The “front yard area” with respect to a Lot shall mean the area between the front façade of the residence on such Lot and the public street or right-of-way in front of such Lot.”

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

4. Severability. Invalidation of any one 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.

5. 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:

MM Legends Crossing, LLC
a Texas limited liability company

By: MM Finished Lots Holdings, LLC,
a Texas limited liability company
Its Manager

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

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

By: *Mehrdad Moavadi*
Name: Mehrdad Moavadi
Title: Manager

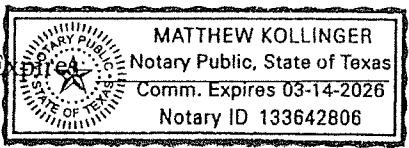
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moavadi, the authorized representative of 2M Ventures, LLC, a Delaware limited liability company, Manager of MMM Ventures, LLC, a Texas limited liability company, Manager of MM Finished Lots Holdings, LLC, a Texas limited liability company, Manager of MM Legends Crossing, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of November, 2022.

M. Kollinger

My Commission Expires 03-14-2026



Notary Public in and for the State of TEXAS

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200292781

eRecording - Real Property

Recorded On: November 11, 2022 10:06 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202200292781
Receipt Number: 20221111000122
Recorded Date/Time: November 11, 2022 10:06 AM
User: Lynn G
Station: CC53

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.