

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
RIDGECREST NORTH- PHASE I-A
IN THE
COUNTY OF DENTON, TEXAS**

027958

WHEREAS, RIDGECREST VENTURES LIMITED PARTNERSHIP, a New Mexico limited partnership, hereinafter called Declarant, is the owner of that certain tract of land containing 10.031 acres more or less located in Denton County, Texas, known as RIDGECREST NORTH SUBDIVISION- PHASE I FINAL PLAT dated the 4th day of September, 1997, recorded in the real property records of Denton County, Texas at Cabinet N, Page 332. Document Number 97-R0061576 ;

WHEREAS, Declarant conveyed the above described Phase I property, subject to certain protective covenants, conditions, restrictions and reservations known as the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIDGECREST NORTH-PHASE I IN THE COUNTY OF DENTON, TEXAS recorded in the real property records of Denton County, Texas on September 23, 1997 having Document Number R0066617 (the "Restrictions");

WHEREAS, the Restrictions provide that Declarant reserves the right to amend the Restrictions to include additional phases of the Ridgecrest North Subdivision;

WHEREAS, Declarant is the owner of that certain tract of land containing 4.06 acres more or less located in Denton County, Texas, known as RIDGECREST NORTH SUBDIVISION- PHASE I-A FINAL PLAT dated the 28th day of March, 2000, recorded in the real property records of Denton County, Texas at Cabinet R, Page 305 Document Number 00-R0027954, ("Phase I-A") which constitutes a future phase of the Ridgecrest North Subdivision;

NOW, THEREFORE, IT IS HEREBY DECLARED that all of the property described above as Phase I-A shall be held, sold and conveyed subject to the Restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and shall be binding on all the parties having any right, title or interest in or to the above described Phase I-A property or any part thereof, including their heirs, successors, and assigns, which shall inure to the benefit of each owner thereof, and the Restrictions are hereby amended to include the Phase I-A property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of March, 2000.

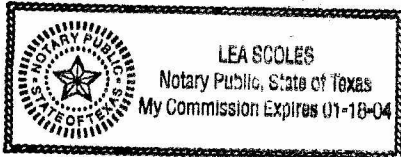
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DECLARANT:

Altura Real Estate Company, Inc., general partnerTHE STATE OF TexasCOUNTY OF Denton

Before me, the undersigned authority, a notary public in and for Denton County,
24-9-00 on this day personally appeared Kevin D. Murphy, as President of Altura Real Estate Company, the General Partner of Ridgecrest Ventures Limited Partnership, known to me to be the person whose name is subscribed in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF March
2000.



Lea Scoles
Notary Public, State of TX

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.
THE STATE OF TEXAS }
COUNTY OF DENTON }
I hereby certify that this instrument was FILED in the File Number sequence on
the date and the time stamped herein by me, and was duly RECORDED, in the
Official Public Records of Real Property of Denton County, Texas on

MAR 29 2000

Cynthia Mitchell
COUNTY CLERK
DENTON COUNTY, TEXAS



PLEASE RETURN TO:
RIDGECREST VENTURES, LP
P.O. Box 3428
ALBUQUERQUE, NM 87109-3428

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY
CLERK

On Mar 29 2000
At 11:30am

Doc/Num : 00-R0027958
Doc/Type : RST
Recording: 7.00
Doc/Mgmt : 6.00
Receipt #: 12045
Deputy - Cheryl