

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 82821

ERecordings-RP

MISCELLANEOUS

Recorded On: June 16, 2020 11:24 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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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: 82821  
Receipt Number: 20200616000256  
Recorded Date/Time: June 16, 2020 11:24 AM  
User: Diana P  
Station: Station 37

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**Declaration for  
Lakecrest Meadow Subdivision  
Relating to Architectural Design Guidelines & Design Committee  
within the  
Extraterritorial Jurisdiction of the City of Sanger, Denton County, Texas**

WHEREAS, Altura Real Estate Company, Inc. ("Altura"), general partner of Lakecrest Meadow Limited Partnership, a New Mexico limited partnership (*dissolved on January 29, 2013*), was the developer of Lakecrest Meadow Subdivision (the "Subdivision"), a single-family residential subdivision consisting of the following:

**Phase I** being 25.355 acres as recorded in the plat records of Denton County, Texas on October 23, 1996 in Cabinet M, Page 325, Document Number 1996-75875; and

**Phase I, Replat of Lot 11R-1 and Lot 11R-2, Block A** being 1.417 acres and 1.809 acres respectively as recorded in the plat records of Denton County, Texas on February 3, 1999 in Cabinet P, Page 362, Document Number 1999-10116; and

**Phase II-C** being 11.77 acres as recorded in the plat records of Denton County, Texas on April 13, 2005 in Cabinet W, Page 214, Document Number 2005-43365; and

**Phase II-A and II-B** being 22.678 acres as recorded in the plat records of Denton County, Texas on July 3, 2007 in Cabinet X, Page 834, Document Number 2007-78905; and

WHEREAS, Altura, as general partner for Lakecrest Meadow Limited Partnership, adopted certain Covenants, Conditions and Restrictions (the "CC&Rs") for Lakecrest Meadow Subdivision as follows:

**Phase I** duly executed and recorded with the County Clerk of Denton County, Texas on October 28, 1996 (Document Number 1996-76497, Real Property Records), as amended on February 27, 1997 (Document Number 1997-12458, Real Property Records);

**Phase II-C** duly executed and recorded with the County Clerk of Denton County, Texas on June 10, 2005 (Document Number 2005-69353, Real Property Records), as amended on June 15, 2005 (Document Number 2005-71882, Real Property Records);

**Phase II-A and II-B** duly executed and recorded with the County Clerk of Denton County, Texas on December 7, 2007 (Document Number 2007-141759, Real Property Records); and

WHEREAS, pursuant to the CC&Rs for Lakecrest Meadow Subdivision, Altura adopted Architectural Design Guidelines and established an Architectural Design Committee; and

WHEREAS, all of the real property within Lakecrest Meadow Subdivision has been conveyed to individual lot owners; and neither Lakecrest Meadow Limited Partnership nor Altura own any

real property within the Subdivision; and

WHEREAS, the Subdivision is entirely built out and Altura desires to memorialize in the public record for the benefit of current and future property owners of the Subdivision the Architectural Design Guidelines and provide notice that the Architectural Design Committee established by Altura is disbanded.

NOW, THEREFORE, Altura hereby: (1) revokes the Architectural Design Guidelines (Third Revision) dated March 17, 2009 adopted by Altura pursuant to the Covenants, Conditions and Restrictions for Lakecrest Meadow Subdivision, and thereby disbands the Architectural Design Committee referenced therein, and (2) establishes the Architectural Design Guidelines (Fourth Revision) set forth below as of this date for the benefit of current and future property owners of the Subdivision as they deem appropriate.

ARCHITECTURAL DESIGN GUIDELINES (4<sup>TH</sup> REVISION)  
for  
LAKECREST MEADOW SUBDIVISION

1. Each residential dwelling must be a minimum of sixty (60) feet in width across the front. This width requirement may be satisfied in part by an attached garage.
2. At least 80% of the exterior surface, excluding windows and doors, of the residential dwelling will be constructed of brick or stone masonry. "Wood Mold" or "Tumbled" brick is preferred in color ranges of mid-range and buff tone, while bright and highly contrasting colors are discouraged. "Austin" stone is preferred. Hollow tile or concrete block construction is prohibited as is poured concrete or tilt-up concrete walls.
3. Accent exterior surface (the remainder of #2 above) of plywood, hardboard, oriented strand board, vinyl and aluminum material are prohibited. Accent exterior surface of fiber cement siding (i.e., "Hardie" board) that is painted with a high-quality acrylic paint, solid western red cedar and stucco are acceptable.
4. All exposed portions of the fire breast, flu and fireplace chimney shall be enclosed and clad in brick and/or stone masonry or brick and/or stone synthetic veneer matching the materials used on the exterior walls.
5. Exterior woodwork shall be standard construction material, selected and designed to enhance the architectural integrity of the dwelling.
6. The roof pitch shall be at least 7-12 (7" vertical by 12" horizontal). Exceptions to this minimum roof pitch may be granted for architectural styles, such as Tuscan and Andalusian architecture that warrant flatter roofs, so as to conform to the purity of the style. All roofing shall be composition shingle with a 30-year minimum life, slate or tile. Laminated composition shingles such as Duration® by Owens Corning, Timberline® Prestique® by GAF or Landmark® by CertainTeed would be acceptable. Bright and highly contrasting roofing colors are prohibited, while roofing colors that complement the residential dwelling and that are compatible with the neighborhood are encouraged.

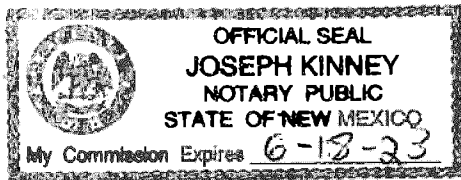
7. Solar collectors, if used, must be integrated into the dwelling design and constructed of materials that minimize their visual impact. Satellite dishes shall not be installed in locations visible from the street.
8. The wall plate height shall be at least 9 feet in height.
9. A double car garage is a minimum. The garage entrance shall be on the side or rear of the house so as not to be visible from the street. Carports are prohibited.
10. Property owners shall have house plans prepared by a design professional, however, "mail order" plans adapted for the local conditions and building site are acceptable;
11. Mail boxes shall be designed and constructed in a manner that compliments the overall design and construction of the house. Masonry mail box structures are strongly encouraged;
12. Driveways shall be constructed of reinforced concrete. Access driveways shall be located outside side yard setback areas and side-yard utility and drainage easements.
13. All fences shall be constructed of all new material in conformity with generally accepted standards for the construction of fences and be architecturally compatible with the adjacent residential dwelling and shall not exceed six (6) feet in height and not extend beyond the front of the house. Perimeter lot fencing is prohibited. Concrete block walls are prohibited. Chain link fences are prohibited, except for dog kennels with an area of not more than one hundred and sixty (160) square-feet.

Signed: Kim D. Murphy  
 Kim D. Murphy, President  
 Altura Real Estate Company, Inc.

Date: June 12, 2020

STATE OF NEW MEXICO                    )  
   ) ss.  
 COUNTY OF BERNALILLO                )

The foregoing instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2020, by Kim D. Murphy, President of Altura Real Estate Company, Inc., a New Mexico corporation on behalf of said corporation.



Joseph Kinney  
 Notary Public  
 My Commission Expires: 6-18-23

Records + return to:  
 2401 Ada Place NE  
 Albuquerque, NM  
 87106