

Denton County
Juli Luke
County Clerk

Instrument Number: 82810

ERecordings-RP

MISCELLANEOUS

Recorded On: June 16, 2020 11:22 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

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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: 82810
Receipt Number: 20200616000255
Recorded Date/Time: June 16, 2020 11:22 AM
User: Terri B
Station: Station 20

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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
Ridgecrest North 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 Ridgecrest Ventures Limited Partnership, a New Mexico limited partnership (*dissolved on August 18, 2014*), was the developer of Ridgecrest North Subdivision, excluding Ridgecrest North, Phase III comprising Lots 12, 13 and 14, Block A as recorded in the plat records of Denton County Texas on July 18, 2018 as Document Number 2018-308 (the "Subdivision"), a single-family residential subdivision consisting of the following:

Phase I being 10.031 acres as recorded in the plat records of Denton County, Texas on September 4, 1997 in Cabinet N, Page 332, Document Number 1997-61576;

Phase I-A being 4.06 acres as recorded in the plat records of Denton County, Texas on March 29, 2000 in Cabinet R, Page 305, Document Number 2000-27956;

Phase II-A being 10.08 acres as recorded in the plat records of Denton County, Texas on August 29, 2003 in Cabinet V, Page 206, Document Number 2003-144381;

Phase II-B being 8.29 acres as recorded in the plat records of Denton County, Texas on April 13, 2005 in Cabinet W, Page 218, Document Number 2005-43380; and

WHEREAS, Altura, as general partner for Ridgecrest Ventures Limited Partnership, adopted certain Covenants, Conditions and Restrictions (the "CC&Rs") for Ridgecrest North Subdivision, excluding those adopted for Ridgecrest North, Phase III duly executed and recorded with the County Clerk of Denton County, Texas on January 19, 2019 (Document Number 2019-6860, Real Property Records) as follows:

Phase I duly executed and recorded with the County Clerk of Denton County, Texas on September 23, 1997 (Document Number 1997-66617, Real Property Records);

Phase I-A duly executed and recorded with the County Clerk of Denton County, Texas on March 29, 2000 (Document Number 2000-27958, Real Property Records);

Phase II-A duly executed and recorded with the County Clerk of Denton County, Texas on April 16, 2004 (Document Number 2004-48534, Real Property Records);

Phase II-B duly executed and recorded with the County Clerk of Denton County, Texas on June 10, 2005 (Document Number 2005-69352, Real Property Records), as

amended on June 15, 2005 (Document Number 2005-71881, Real Property Records) and further amended on February 14, 2007 (Document Number 2007-18014, Real Property Records); and

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

WHEREAS, all of the real property within Ridgecrest North Subdivision has been conveyed to individual lot owners; and neither Ridgecrest Ventures 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 Ridgecrest North 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 (4TH REVISION)
for
RIDGECREST NORTH SUBDIVISION
(Excluding Ridgecrest North, Phase III)

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.

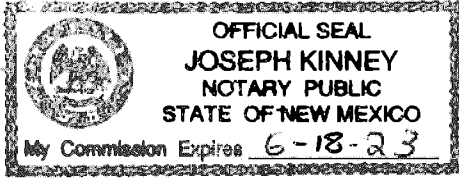
Signed:

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 12th 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

Record & Return to:
2401 Ada Place NE
Albuquerque NM
87106