

Prepared by and after recording return to:  
Alexander Ricks, PLLC  
1420 E. 7<sup>th</sup> Street, Suite 100  
Charlotte, NC 28204  
Attention: Ryan P. Hoffman

SECOND AMENDMENT TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
PENINSULA POINT AT RICHLAND CHAMBERS

**SECOND AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
PENINSULA POINT AT RICHLAND CHAMBERS**

This Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers (this “**Second Amended Declaration**”) is made this 7th day of December, 2021 (the “**Effective Date**”), by TH RICHLAND CHAMBERS, LLC, a Texas limited liability company (“**Declarant**”).

**RECITALS**

Declarant previously recorded a Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers that was recorded with the Navarro County Register of Deeds on March 19, 2020 as Document No. 2019-00002459, Official Public Records of Navarro County, Texas (the “**Original Declaration**”).

Declarant previously recorded a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Peninsula Point at Richland Chambers that was recorded with the Navarro County Register of Deeds on January 7, 2021 as Document No. 2021-00000176, Official Public Records of Navarro County, Texas (the “**First Amended Declaration**”). Pursuant to its rights under Article 15.2 of the Declaration, Declarant is hereby filing this Second Amended Declaration to amend certain portions of the First Amended Declaration as set forth hereinbelow.

NOW, THEREFORE, Declarant hereby declares that the Property is and will be held, used, occupied, improved, encumbered, leased, sold, and conveyed subject to the covenants, conditions, restrictions, easements and other terms of this Second Amended Declaration. This Second Amended Declaration will run with the title to the Property and be binding on all parties having any right, title or interest in all or any portion of the Property, and each of their respective heirs, personal representatives, successors, transferees and assigns, and will inure to the benefit of each owner of any portion of the Property. The First Amended Declaration is hereby amended by this Second Amended Declaration as follows:

1. The Recitals above are hereby incorporated into this Second Amended Declaration. Capitalized terms used but not defined herein shall have the meanings given to them in the First Amended Declaration.

2. Article 1, Definition of “Phase 1” shall be replaced with the following:

“**Phase 1**” means the following Lots as shown on the Final Plat of Peninsula Point at Richland Chambers plat recorded as Clerk’s Document Number 2019-00008443 of the Official Public Records of Navarro County, Texas:

Lots 56-108, 110, 112, 114-116, 119-124, and 126-140, Block 1;

Lots 2-4, 6-12, and 14-16, Block 2; and

Lot 43, Block 3.

3. The purpose and effect of this Second Amended Declaration is to designate Lot 139, Block 1 and Lot 103, Block 1 as Phase 1 Lots (such Lots having originally been designated as Phase 2 Lots under the First Amended Declaration) and to designate Lot 117, Block 1 and Lot 125, Block 1 to Phase 2 lots (such Lots having originally been designated as Phase 1 Lots under the First Amended Declaration).

4. The terms and conditions of this Second Amended Declaration shall be governed by and construed in accordance with the laws of the State of Texas. This Second Amended Declaration shall bind and run with the Property.

5. Except as modified by this Second Amended Declaration, all of the terms and conditions of the First Amended Declaration shall remain in full force and effect. If there is any conflict between this Second Amended Declaration and the First Amended Declaration, this Second Amended Declaration shall control. Except where the context requires otherwise, all references in this Second Amended Declaration to the Original Declaration and the First Amended Declaration shall be deemed to include the provisions of this First Amended Declaration. The terms and provisions of this Second Amended Declaration shall be binding upon and inure to the benefit of the Owner(s) of the Property, their respective successors, heirs and assigns, if any.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has duly executed this Declaration on the day and year first above written.

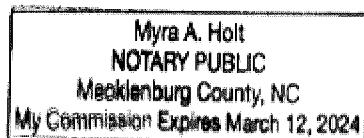
**DECLARANT:**

TH RICHLAND CHAMBERS, LLC,  
a Texas limited liability company

By: John R. Holt  
Name: Nathan Saunders  
Title: Member

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

This instrument was acknowledged before me on the 7th day of December 2021, by Nathan Saunders, Member of TH Richland Chambers LLC, a Texas limited liability company, on behalf of said limited liability company, for the purposes therein stated.



Myra A. Holt  
Notary Public, State of NC  
My commission expires: March 12, 2024

FILED ELECTRONICALLY

**THE STATE OF TEXAS  
COUNTY OF NAVARRO**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Navarro County, Texas.

2021-013359 AME  
12/08/2021 02:40:30 PM Total Fees: \$38.00

Sherry Dowd, County Clerk  
Navarro County, Texas

*Sherry Dowd*

