

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2024-00015831

Recorded On: 11/06/2024 01:17 PM Recordings - Land

Parties: CAROLYNN ESTATES PROPERTY OWNERS ASSOCIATION

To: WAGNER K J ET AL

Number of Pages: 5 Pages

Comment:

(Parties listed above are for Clerks reference only)

* *Examined and Charged as Follows: *

Total Recording: 37.00

File Information:

Document Number: 2024-00015831

Receipt Number: 2024-18613

Recorded Date/Time: 11/06/2024 01 : 17 PM

Recorded By: Janice Hankins

*****DONOT REMOVE. THIS PAGE IS PART OF THE INSTR**

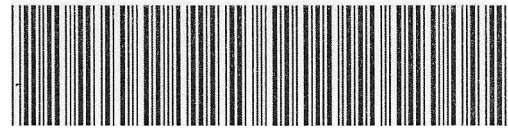
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because
of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas .

County Clerk
Henderson County, Texas

Record and Return To:

WENDY DAILEY
6536 KIEST FOREST DR



FRISCO, TX 75035

CAROLYNN ESTATES PROPERTY OWNERS ASSOCIATION, INC.,
CAROLYNN ESTATES, CAROLYNN ESTATES-WEST AND CAROLYNN
ESTATES (THE POINT)

AMENDED MANAGEMENT CERTIFICATE

On or about July 13, 1966, Deed Restrictions were imposed upon the real property known as Carolynn Estates Subdivision, which plat of said subdivision is duly filed at Vol. 595 page 56, Vol. 610 page 193, and Vol. 641 page 415 of the Deed Records of Henderson County, Texas.

The current officers of Carolynn Estates Property Owners Association are as follows:

KJ Wagner, Chairman

6114 Desco Drive
Dallas, Texas 75225

602-509-6017

chair@cepoa.net

Rebecca Good, Vice
Chairwoman

2109 Lakeview Drive
Mabank, TX 75156

214-680-8869

ViceChair@cepoa.hoaspace.com

John Hurst, Treasurer
2127 Lakeview Drive
Mabank, TX 75156

214-980-4019

treasurer@cepoa.hoaspace.com


Wendy Dailey, Secretary
6536 Kiest Forest Drive
Frisco, TX 75035

972-814-1981

secretarycepoa@gmail.com

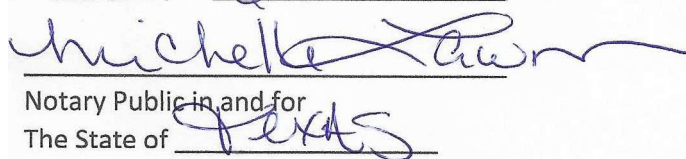
Re-Sale certificate fee of \$350.00. Please contact John Hurst for re-sale certificate.

POA Website: cepoa.hoaspace.com

October, 2024.

KJ Wagner, Chairman

Dated this 10th day Of
THE STATE OF TEXAS
COUNTY OF HENDERSON

this 25th day of Oct, 2024.



MY HAND AND SEAL OF OFFICE this

VOL 1691 PAGE 286 13172

5

AYENDMENT TO AMENDED

241

• • COVENANTS AND RESTRICTIONS •

CAROLYNN ESTATES ADDITION.

490

HENDERSON COUNTY TEXAS

KNOW ALL MEN 'BY THESE PRESENTS:

WHEREAS LEM J. WILLIS, 'as owner of Carolyn Estates Addition; an addition in Henshaw County, Texas, established on plat 'recorded in Volume 4', Pages 71 and 72, Plat Records of Henderson County; Texas, established certain covenants and restrictions to said Carolyn Estates Addition on the 13th day of July, by an instrument filed of record in the County Clerk's Office of Henderson County; Texas. In Volume 595. Page 56. Said covenants and restrictions are covenants and restrictions that run with title to the land located in said Carolyn Estates Addition.

AND WHEREAS: said covenants and restrictions stated in part that they could be amended by majority vote of the then owners of the ~~Carolynn Estates~~ Addition.

AND WHEREAS; a majority of the current 01 in said subdivision have expressed a desire to amend and change said covenants and restrictions and have authorized the Board of Directors at Caroleynn. Estates Property Owners Association to amend said covenants and restrictions and place of

amendments thereto.

AND WHEREAS, for the purposes creating and carrying out uniform plan for
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lmttd to, presrtvng (so tat as is prapcabtql the beogty 01 the proper , ty.e
mlrdmlzng ute q! pggtty 4esägaedt unpropoftoned or unN@itabie barrnohjoos qrchnec»
tugal schemes: and advancing the hløhesl and best development use of the property),
the-é"rd ot Direcloure ot Carolynn Estates Properly OwttetE Assopatiani desires to
impkment the lottowtng ~~restriotions~~ conditions and use hmitations.

NOW. THEREFORE. the said in order to create and carry out a genetal_and_uniorm plan tot the development, improvement and use of the tats within the 'Carolynn Estates AddiGont and the benefit 01 Khe present and future ownerng 01 said Jots, at a duly called meeting 01 ãai,d directors. 10 t ereby adopt arg.astabl@sh the to'lawing covenants, conditlons and restrictions which shall be to' a) land within the Carolynn Esqaia8 Addition (hereifiaftec releited to as "lhe addition"):

(1) 11Gh8t1be

Property Owner shall pay such dues and assessments as determined by Association and to comply with the requirements as set forth in the Association By-Laws. Non-payment of dues shall constitute a breach of the Carolynn Estates Property Owner's

Association 10 and notification to the owner, file a lien against the property for the amount owed. Said lien shall be second and subordinate only to for taxes and recorded mortgage.

(2) Only a one or two house may be built on the lot in appearance on construction of a residential must start within 60 days following completion of tool house on the owner's property (y. The residence; it does not have to be located on the adjacent tool house,

(3) All buildings must be built of new materials,

(4) Residential buildings must have ten (10) feet of floor space on the ground floor. excluding porches and carport

and attached garages.

(5) All buildings must be at least 10 feet from the front lot line and 5 feet side

(6) Building material must be of brick, stone, wood, block, asbestos or aluminum siding and wood, block, asbestos or aluminum must be painted and maintained as such if of permanent lining, No roll siding of any kind may be used

(7) All buildings must be kept up and maintained in a neat and orderly way.

(8) Completion within 90 days after start of construction of most of the property to avoid delays from the Board of Directors Carolyn Estates Property Owners Association,

(9) Non-birth home: or be used as residences. All residences must be on the ground up on where it is built; be permanently located-

(10) No noisy or including excessive [loud noises. Shall not on any day or anything done thereon which may be a nuisance to the neighbors begin work at 7 o'clock a.m. on October 8, or Saturday or Sunday. All construction work which produces loud noises such as hammering power driving shall stop by 6 o'clock p.m. each day. (11) No outside toilet facility to be erected or maintained.

RECORDED

RECORDED'S MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY

(12) No animals or birds, other than household pets, will be permitted. Dogs shall not be allowed to run loose and shall be kept in a fenced area other such enclosure or on a leash-

(13) No lot shall be used as a dumping ground.

(14) No lot shall be used to provide access on or egress from to any other property adjoining or adjacent to Carolyn Estates Subdivision except for the express private use by the Carolyn Estates property owner. Construction of driveways, roads, streets or thoroughfares for such (intended purpose, except as provided for above, shall be positively prohibited. In the event the adjacent or adjoining property were to be developed, the owner of Carolyn Estates property shall not allow any owner of the adjacent or adjoining property to use the Carolyn Estates property for access,

(15) No commercial business which sells wholesale at retail to customers who must physically enter Carolyn Estates Subdivision to purchase goods or services shall be permitted,

(16) Easements are reserved along and within 5 feet of the rear line, line and side lines of all lots in this subdivision, for construction and perpetual maintenance of conduits, poles, wires, and fixtures (or electric lights, telephones, sewer, mains, sanitary and storm sewers, gas mains, and other public and quasi-public utilities, and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from and across said premises and employees said utility. Said easement to also extend along any owner's side and rear property lines in case of fractional lots, it is understood and agreed that it shall not be considered a violation of the provisions of the easement if lines or cables carried by utility poles pass over some portion of said lots not within the five foot wide

strip as Jong as such lines do not hinder the consttucuo 01 budding; on any lots In this subdivision.

(17) Those tesvictttons shall be in force tot five years and shall automaticaty be extended tor successive peadods of live years each unless an Instrument signed by ('Of with proxy ballots properly executed by) a majority oi the thon owners al {0ls in Ca,'olynn Estates Subdivision expressing their desire to change, Shaff be executed.

08) These provisions and restrictions Shali be binding upon all owners of in Carolynn Estates Subdivision, their heirs and assignE

(19) It the party heie!o. or their assignse shall vto!ate or attempi to violate any 01 the covenants herein contained, It shall be lawful (or any other person or persons ownng any tea) ptopetty situated in said subdivision to prosecute any pro• ceedings ât lav.' or In equity against the person or persons violating or alternpting (o violate any such covenant. and either to prevent him o; thém tom such. ot to recover damages or other dues for such vlatations,

(20) Invalidationsof any otlhese covenants by judgment or court order shall in no wise affect any o! theother provi•

\$ions which may remain in rut force and effect,

The undersigned. representing and acting in behalf a maiority o' Iha legal ownecs 01 all 0t the above descnbed pro• petty, hete now by thå execution of (his instrumen(, give our consenl to restricting ot said propeny as provided herein.

UTEDthis the day OE AUCJUS%' 1996.

Ernest Hix

Ernest Hixt Chairman
Carolynn Estates
rroperty owners
rssociation

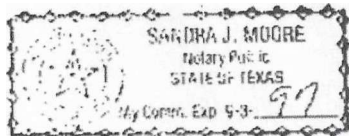
Pat Alexander

Pat Alexander
Secretary
Carolynn Estates Property
Owners Association

THE STATE OF TEXAS

COUNTY OF HENDE

Thisi.nsl-ruraenL vas acknowleügeü beforc: me on the day of August, 1996, by Ernest Hix, Chairman of Carolynn l.stateg Property Owners Assoc i at ion, on bohaIE of saiC Association.



Sandra J. Moore

Notary

Pub

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