

**SECOND AMENDMENT TO THE DECLARATION OF
RESTRICTIVE COVENANTS OF THE LEGEND PARK SUBDIVISION**

This SECOND AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS OF THE LEGEND PARK SUBDIVISION (this “**Amendment**”) is made this 4 day of February, 2025, by LEGEND PARK, LLC, a Texas limited liability company (the “**Declarant**”), MCM TEXAS HOMES, LLC, a Texas limited liability company (the “**Developer**”), and THE LEGACY PARK PROPERTY OWNERS ASSOCIATION, an unincorporated Texas nonprofit association (the “**Association**”).

WITNESSETH:

WHEREAS, The Legend Park Subdivision is a subdivision of Medina County, Texas which is overseen by the Association;

WHEREAS, the Association is governed in part by that certain Declaration of Restrictive Covenants of The Legend Park Subdivision recorded on May 30, 2023, as Document No. 2023004585 of the Official Public Records of Real Property of Medina County, Texas, and by that certain First Amendment to the Declaration of Restrictive Covenants of The Legend Park Subdivision recorded on August 22, 2023, as Document No. 2023007296 of the Official Public Records of Real Property of Medina County, Texas (collectively and as amended, the “**Declaration**”);

WHEREAS, pursuant to Section E, Subsection 4 of the Declaration, Declarant has the power to consent to an amendment of the Declaration during the Declarant Control Period, as such term is defined in the Declaration;

WHEREAS, pursuant to Section J, Subsection 4 of the Declaration, the Declaration may be amended at any time by a vote of sixty-seven percent (67%) of the total vote in the Association;

WHEREAS, Declarant and Developer hold a collective portion of the total vote in the Association that is greater than or equal to sixty-seven percent (67%); and

WHEREAS, the Declarant, Developer, and the Association so desire to amend the Declaration.

NOW, THEREFORE, Declarant, Developer, and the Association hereby amend the Declaration as follows:

1. The following text shall hereby replace the text in Section C, Subsection 10 of the Declaration:

“10. Perimeter fences will be limited to (i) “King Ranch” type fencing which consists of galvanized 4” x 2” (non-climb) net wire with stripped cedar posts, (ii) “Ranch Style” fencing consisting of 4” x 4” cattle wire fence panels, welded to a steel frame with 2” x

2" square posts (iii) "Decorative Privacy" fencing constructed in accordance with the detail shown on Exhibit "A." Decorative Privacy Fencing shall not exceed six (6') feet in height. King Ranch and Ranch Style Fencing heights may not to exceed five (5') in height. Decorative Privacy fences shall be stained with a clear stain color approved in advance by the ACC. All other fence colors to be approved by the ACC. No chain link fencing of any type is allowed. Masonry, wrought iron, or wood privacy fences may be permitted on a limited case-by-case basis, within the building setback lines for privacy such as pool or spa screening. All such fences shall be limited in height to a maximum of six feet (6'). Masonry fences and walls must match the residence in style, material, and color. All fences must be approved in advance in writing by the ACC."

2. All capitalized terms undefined in this Amendment shall have the same meanings herein as are prescribed to them in the Declaration.

3. In the event of any inconsistency, the terms and provisions of this Amendment shall control over and modify the terms and provisions of the Declaration. Except as specifically amended by the provisions hereof, the terms and provisions stated in the Declaration shall continue to govern the rights and obligations of the parties thereunder, and all provisions and covenants in the Declaration, as amended hereby, shall remain in full force and effect and are hereby ratified and confirmed, and shall be construed along with this Amendment as one instrument.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed as of the date set forth above.

DECLARANT:

LEGEND PARK, LLC,
a Texas limited liability company

By: _____

Name: Joseph P. Gerlich

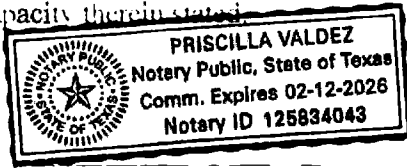
Title: Director

STATE OF TEXAS

COUNTY OF Bexar

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§
§

BEFORE ME, the undersigned authority, on this 4 day of February, 2025 personally appeared Joseph P. Gerlich, Director of Legend Park, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.



Priscilla Valdez
Notary Public's Signature
Date Commission Expires:

DEVELOPER:

MCM TEXAS HOMES, LLC,
a Texas limited liability company

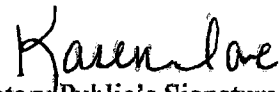
By: MCM Texas Management Services, LLC,
a Texas limited liability company,
its Manager

By: 
Name: Drake Thompson
Title: President/COO

STATE OF TEXAS §
 §
COUNTY OF Bexar §



BEFORE ME, the undersigned authority, on this 31 day of January, 2025 personally appeared Drake Thompson, President/COO of MCM Texas Management Services, LLC, a Texas limited liability company, Manager of MCM Texas Homes, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.


Notary Public's Signature
Date Commission Expires: 5/29/28

THE LEGEND PARK PROPERTY OWNERS ASSOCIATION:

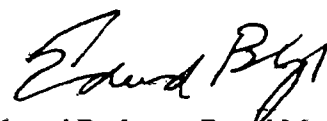

Drake Thompson, Board Member

STATE OF TEXAS §
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COUNTY OF Bexar §

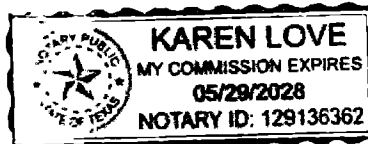


BEFORE ME, the undersigned authority, on this 31 day of January, 2025 personally appeared Drake Thompson, Board Member of The Legend Park Property Owners Association, an unincorporated Texas nonprofit association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.


Notary Public's Signature
Date Commission Expires: 5/29/28


Edward Berlanga, Board Member

STATE OF TEXAS §
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COUNTY OF Bexar §



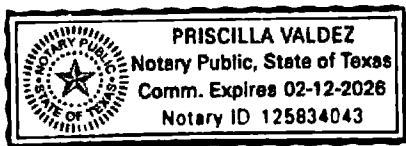
BEFORE ME, the undersigned authority, on this 31 day of January, 2025 personally appeared Edward Berlanga, Board Member of The Legend Park Property Owners Association, an unincorporated Texas nonprofit association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.


Notary Public's Signature
Date Commission Expires: 5/29/28


Joseph P. Gerlich, Board Member

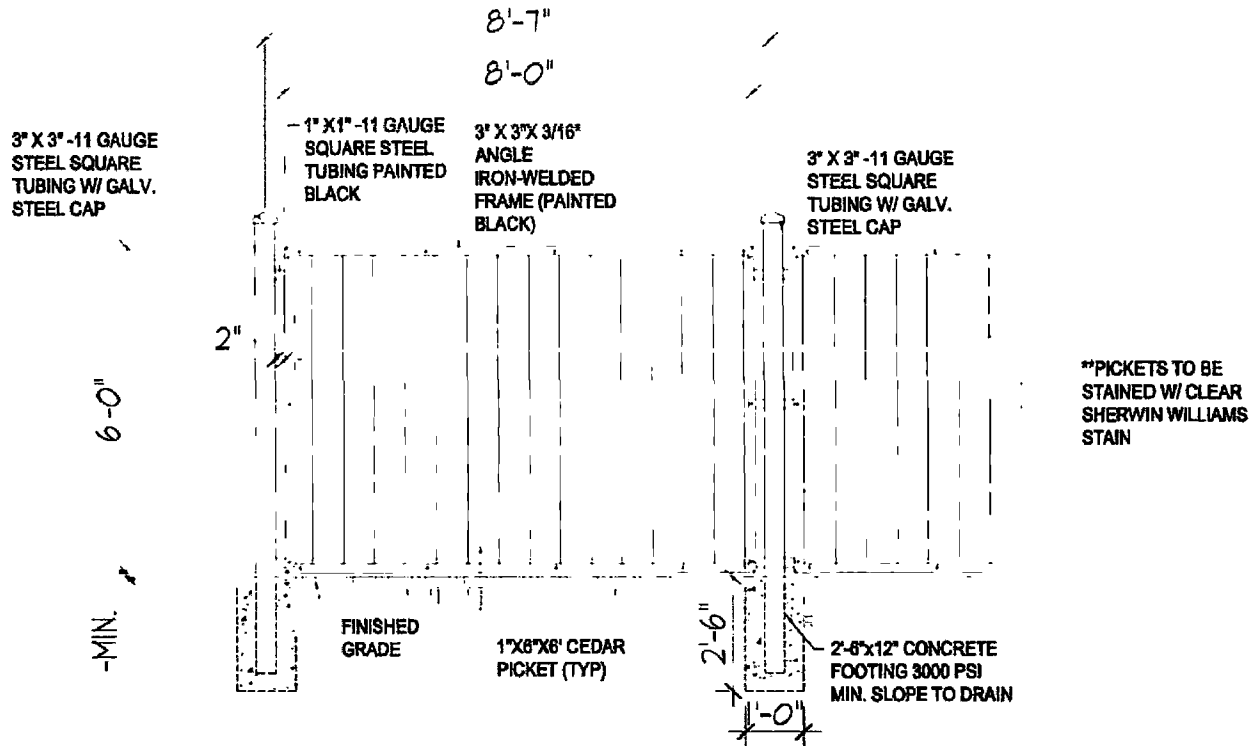
STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned authority, on this 4 day of February, 2025 personally appeared Joseph P. Gerlich, Board Member of The Legend Park Property Owners Association, an unincorporated Texas nonprofit association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein contained and in the capacity therein stated.

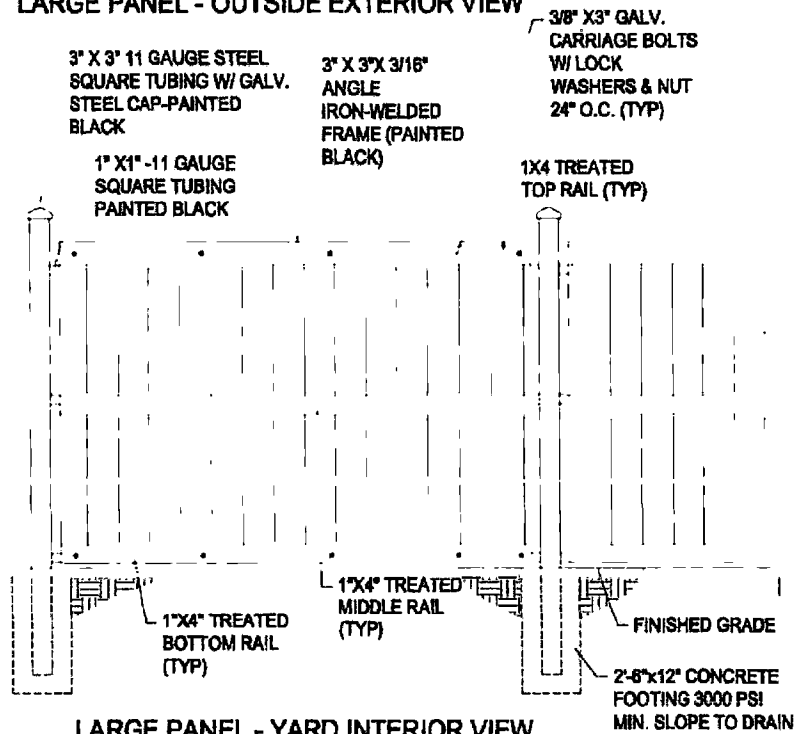



Notary Public's Signature
Date Commission Expires: 2-12-2026

EXHIBIT A



LARGE PANEL - OUTSIDE EXTERIOR VIEW



LARGE PANEL - YARD INTERIOR VIEW

WOOD PRIVACY FENCE WITH STEEL FRAME DETAIL

NTS

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2025001035

eRecording - Real Property

DECLARATION

Recorded On: February 06, 2025 09:22 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

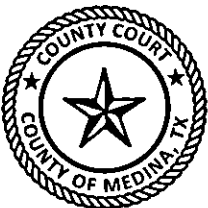
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025001035
Receipt Number: 20250206000002
Recorded Date/Time: February 06, 2025 09:22 AM
User: Jaylen P
Station: cccash2

Record and Return To:

CSC



**STATE OF TEXAS
MEDINA COUNTY**

**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 Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

