

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 15162

ERecordings-RP

AMENDMENT

Recorded On: February 15, 2024 10:50 AM

Number of Pages: 4

---

" Examined and Charged as Follows: "

Total Recording: \$37.00

---

\*\*\*\*\* 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: 15162  
Receipt Number: 20240215000213  
Recorded Date/Time: February 15, 2024 10:50 AM  
User: Debbie D  
Station: Station 23

**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

**FIRST AMENDMENT**  
*to the*  
**RULES AND REGULATIONS**  
*for*  
**HARVEST RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

---

THE STATE OF TEXAS                   §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DENTON                   §

I, Angie Mastrocola, President of Harvest Residential Community Association, Inc. (the “**Association**”), do hereby certify that a majority of the Board of Directors of the Association (the “**Board**”) approved the following “First Amendment to the Rules and Regulations for Harvest Residential Community Association, Inc.”

**RECITALS:**

WHEREAS, the property encumbered by this “First Amendment to the Rules and Regulations for Harvest Residential Community Association, Inc.” is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community recorded as Document 2013-61275 in the Official Public Records of Real Property for Denton County, Texas, as same has been or may be amended from time to time (the “**Declaration**”), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

WHEREAS, Article III, Section 3.7 of the Declaration provides that the Board may adopt, amend or repeal the Rules and Regulations concerning and governing the Property, Lots or any portion thereof.

WHEREAS, pursuant to Article III, Section 3.7 of the Declaration, the Board previously adopted the Rules and Regulations for Harvest Residential Community Association, Inc. (the “**Rules and Regulations**”).

WHEREAS, the Board now desires to amend the Rules and Regulations regarding the parking of vehicles on the Property.

NOW, THEREFORE, the following provisions of the Rules and Regulations are amended as set forth below:

1. Article I, Section 1.11(b) of the Rules and Regulations entitled “Motorized Vehicle Prohibitions” is hereby amended as follows:

(b) **Motorized Vehicle Prohibitions.** Large commercial vehicles, motorcycles, motorized scooters, golf carts, motorized bicycles, trailers, recreational vehicles, all-

terrain vehicles, buses, boats, watercraft, aircraft (excluding those permitted for construction activity, delivery or pickup of materials and other reasonable services) and unauthorized machinery or equipment are prohibited on any portion of the Lots, Common Areas, sidewalks, streets or any other portion of the Property. No vehicle shall be parked on any portion of property within the Property other than in designated parking areas for Lots, driveways and appropriate street areas. No lawns or other yard spaces shall be used for parking of automotive vehicles or for parking of other vehicles for which parking is prohibited on driveways or streets. Motorcycles or bicycles may not be chained to buildings, fences or any other part of a Lot, unless such area is designated for that purpose. No servicing or repairs shall be made to any vehicle within the Property, except for emergency repairs as necessary to enable movement of the vehicle to a repair facility. Parking spaces, garages, parking lots and driveways shall only be used for vehicle parking purposes. Semi-trucks are prohibited from parking on any portion of the Property's streets for any length of time.

2. Article I, Section 1.11(f) of the Rules and Regulations entitled "Violations" is hereby amended as follows:

(f) **Violations.** A vehicle or non-motorized device in violation of these Restrictions may be stickered, wheel-locked, towed or otherwise removed from any portion of property in the Property in accordance with applicable law and at the vehicle Owner's expense. The Association may also levy daily fines in the amount of \$500.00 for vehicles parked in violation of this Section 1.11. The Board of Directors, Association, Manager and the Declarant and each of their respective successors, assigns and designees expressly disclaim any liability for damage to vehicles occasioned by the exercise of these remedies.

Except as amended herein, all provisions in the Declaration, as previously amended or supplemented, remain in full force and effect.

Capitalized terms used herein have the same meanings as those ascribed to them in the Declaration, unless otherwise indicated.

*[Certification Page Follows]*

CERTIFICATION

I hereby certify that I am the duly elected and acting President of the Association and that this "First Amendment to the Rules and Regulations for Harvest Residential Community Association, Inc." was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Denton County, Texas.

TO CERTIFY which witness my hand this 14 day of February, 2024.

HARVEST RESIDENTIAL COMMUNITY ASSOCIATION,  
INC.

By: [Signature]  
Printed: ANGIE MASTROCOLA  
Its: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

BEFORE ME, the undersigned notary public, on this 14 day of February, 2024 personally appeared Angie Mastrocola, President of Harvest Residential Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

[Signature]

Notary Public in and for the State of Texas

