

**SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
HIGHER LINKS ADDITION
IN JOHNSON COUNTY, TEXAS**

By approval of Higher Links, LLC, a Texas Limited Liability Company, the Owner and Declarant of the Higher Links Addition (hereafter known as "Declarant") and with the consent of a majority of the Owners of the Lots within the Higher Links Addition through the Higher Links HOA, Inc., a Texas Nonprofit Corporation, on June 18, 2024, the following amendment was made to the Declaration of Covenants, Conditions, and Restrictions of Higher Links Addition (hereafter known as "Declaration") to conform the Declaration of Covenants, Conditions, and Restrictions to changes in the law as permitted by Article IX, Section 9.1. of the Declaration.

Declarant does hereby declare, adopt, and impose this SECOND AMENDMENT to the Declaration, in whole or in part, shall bind the Addition and all Lots and Lot Owners therein, shall run with the Addition and any title or interest therein, or any part thereof, and shall inure to the benefit of each Owner and future Owner thereof. If any provision in the Declaration recorded as Document No. 2023-7581, or if any provision in the First Amendment to the Declaration recorded as Document No. 2023-29700, of the Official Public Records of Johnson County, Texas is inconsistent with any provision contained in this SECOND AMENDMENT to the Declaration, the provision contained in this SECOND AMENDMENT to the Declaration shall control.

Article II, Property Subject to Documents, Ordinances, Easements and Dedications, Section 2.6.A. of the Declaration shall be amended as follows:

- "A. Dedication of Utility Easements. Declarant dedicates to the public, the non-exclusive, utility easements over, under and across areas, as described or shown on the Plat and as shown on survey in Exhibit A, attached hereto and incorporated herein for all purposes. Said survey shows the utility easement for the City of Godley, which is also recorded as Document No. 2023-5091, Official Public Records of Johnson County, Texas. Further, the Declarant dedicates for public use the easements shown on the Plat for the purpose of constructing, maintaining, repairing, removing and/or replacing a system or systems (including all utilities equipment and facilities) of water, sanitary sewer, drainage, electric lighting, electric power, telegraph and telephone line or lines, storm surface drainage, cable television and/or internet, or any other utility the Declarant sees fit to install in, across and/or under the Property. All utility easements may be used for the construction of drainage swales in order to provide for improved surface drainage of Common Area and/or lot(s). Any utility company serving the community shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities. Neither Declarant nor any utility company, political subdivision, or other authorized entity, or any of their agents, employees, or servants using the easements herein referred to, shall be liable for any damages done to trees and lawns, fences, shrubbery, or to other property of the owner on the property covered by said easements. No Improvement or Structure shall be constructed or placed on any such public

easement without the express prior written consent of the Declarant or the Architectural Control Committee. Full rights of ingress and egress shall be had by the Declarant, the Association, and all utility and CATV companies serving the Higher Links Addition, and their respective successors and assigns, at all times over the subdivision for the installation, operation, maintenance, repair or removal of any utility together with the right to remove any obstruction (excluding, however any driveway, fence or other Improvements or Structures which has been heretofore specifically approved by the Architectural Control Committee) that may be placed in such easement that would constitute interference with the use of such easement, or with the use, maintenance, operation or installation of such utility.”

Article 7, Construction Specifications and Use Restrictions, Section 7.3.B. of the Declaration shall be amended to read as follows:

“B. Building Lines. All residences (aka “dwellings”) erected or placed on any lot shall face the subdivision’s interior road or street adjacent to the lot as shown on the recorded plat of the Subject Property, or in the case of corner lots, as determined in the sole discretion by the Architectural Control Committee. No portion of any dwelling or residence shall be nearer to the front property line of lots 1 thru 49 than fifteen feet (15’) whether or not the front build line is designated on the recorded Plat of the Subject Property as less than fifteen feet (15’). Except that the W. Links Drive side property Lot line of Lots 1 and 49 shall not be permitted to have a structure or improvement of any kind nearer to the W. Links Drive side lot property line than fifteen feet (15’), no structure or improvement of any kind on lots 2 thru 48 shall be nearer to the side property line of any lot other than lots 1 and 49 than five feet (5’) as designated on the recorded plat of the Subject Property. And no lot shall be permitted to have a structure or improvement of any kind nearer to the rear property line of any of the lots 1 thru 49 than five feet (5’) as designated on the recorded plat of the Subject Property.”

Effective as of the 18th day of June, 2024.

**DECLARANT:
HIGHER LINKS, LLC**

BY: J Thomas Mercer
J Thomas Mercer, Managing Member

**ASSOCIATION:
HIGHER LINKS HOA, INC.**

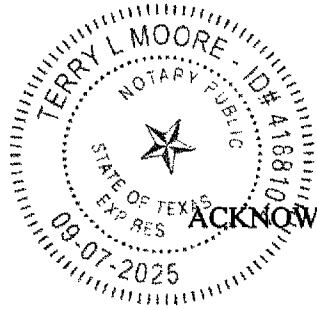
By: J Thomas Mercer
J Thomas Mercer, President

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 18th day of June, 2024, by J. THOMAS MERCER, MANAGING MEMBER of HIGHER LINKS, LLC, a Texas Limited Liability Company, on behalf of said company.



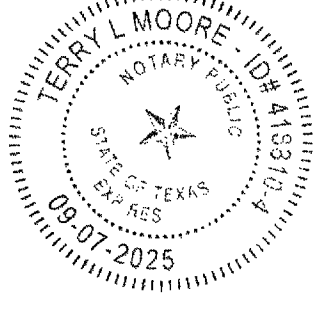
Terry L. Moore
Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HOOD

This instrument was acknowledged before me on the 18th day of June, 2024, by J. THOMAS MERCER, PRESIDENT of HIGHER LINKS HOA, INC., a Texas nonprofit corporation, on behalf of said corporation.



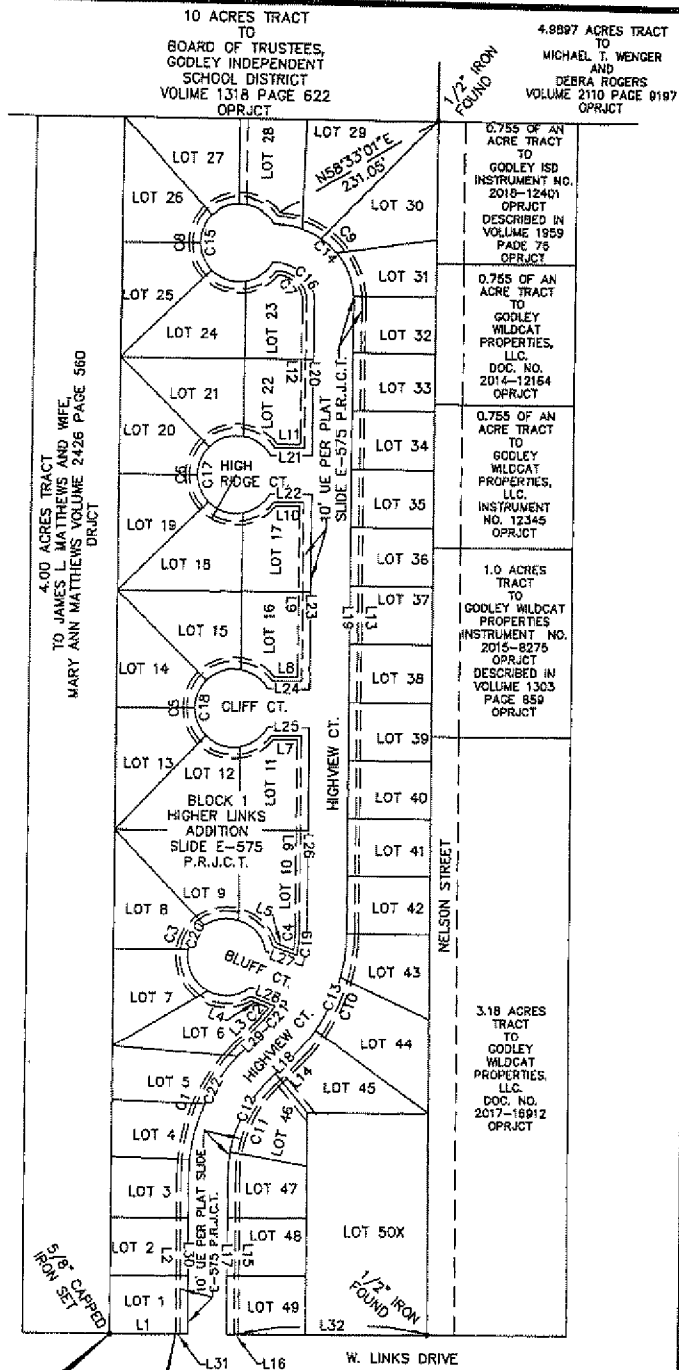
Terry L. Moore
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
HIGHER LINKS HOA, INC.
P.O. BOX 1179
GRANBURY, TX 76048

EXHIBIT A

NUMBER	DIRECTION	DISTANCE
L1	N89°41'33"E	85.01'
L2	N00°18'27"W	202.96'
L3	N44°18'37"E	46.61'
L4	N68°18'21"W	24.27'
L5	S68°18'21"E	24.78'
L6	N00°18'27"W	252.06'
L7	S89°41'33"W	29.60'
L8	N89°41'33"E	29.60'
L9	N00°18'27"W	226.03'
L10	S89°41'33"W	29.60'
L11	N89°41'33"E	29.60'
L12	N00°18'27"W	185.02'
L13	S00°18'27"E	817.13'
L14	S44°18'37"W	46.61'
L15	S00°18'27"E	202.96'
L16	S89°41'33"W	5.00'
L17	N00°18'27"W	202.96'
L18	N44°18'37"E	46.61'
L19	N00°18'27"W	817.13'
L20	S00°18'27"E	190.02'
L21	S89°41'33"W	57.10'
L22	N89°41'33"E	37.10'
L23	S00°18'27"E	230.03'
L24	S89°41'33"W	37.10'
L25	N89°41'33"E	37.10'
L26	S00°18'27"E	257.06'
L27	N68°18'21"W	33.55'
L28	S68°18'21"E	33.14'
L29	S44°18'37"W	46.61'
L30	S00°18'27"E	202.96'
L31	S89°41'33"W	5.00'
L32	N89°41'33"E	235.43'

NUMBER	R=	L=	CD=	LC=
C1	240.03	186.92	N22°00'05"E	182.23
C2	160.02	21.76	N40°24'53"E	21.74
C3	65.01	322.27	N21°41'39"E	80.01
C4	160.02	21.98	N03°37'41"E	21.97
C5	65.01	322.27	N00°18'27"W	80.01
C6	65.01	322.27	N00°18'27"W	80.01
C7	35.00	49.85	N41°06'31"W	45.75
C8	65.01	321.95	N00°01'23"W	80.25
C9	115.01	175.15	S43°56'04"E	158.71
C10	240.03	186.92	S22°00'05"W	182.23
C11	160.02	124.81	S22°00'05"W	121.49
C12	165.02	128.51	N22°00'05"E	125.28
C13	235.03	163.02	N22°00'05"E	178.43
C14	110.01	169.67	N44°32'35"W	153.49
C15	60.01	302.21	S00°13'31"E	70.07
C16	40.00	60.00	S43°16'35"E	54.53
C17	80.01	302.29	S00°18'27"E	70.01
C18	60.01	302.29	S00°18'27"E	70.01
C19	165.02	29.06	S04°44'12"W	29.02
C20	60.01	302.29	S21°41'39"W	70.01
C21	165.02	28.90	S39°17'33"W	28.87
C22	235.03	183.02	S22°00'05"W	178.43



PLACE OF COMMENCING
ACCOMPANYING DESCRIPTION

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

EXHIBIT A
5 FEET WIDE UTILITY EASEMENT

200' 0' 200'
GRAPHIC SCALE
FILE NAME: DON22\HLFP.DWG drawn by: abc

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
TBPLS FIRM NO. 10092800
olanh@brookesbakersurveyors.com

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 16903

eRecording - Real Property

AMEND

Recorded On: June 18, 2024 11:53 AM

Number of Pages: 5

" 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: 2024 - 16903
Receipt Number: 20240618000082
Recorded Date/Time: June 18, 2024 11:53 AM
User: Honor C
Station: CCL45

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long