

**NOTICE OF FILING: SECOND AMENDMENT TO THE
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES
WESTMONT MAINTENANCE ASSOCIATION, INC.**

STATE OF TEXAS)
)
COUNTY OF TARRANT) **KNOW ALL MEN BY THESE PRESENTS**

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR WESTMONT MAINTENANCE ASSOCIATION, INC. (“Notice”) is made October 3, 2022 by Westmont Maintenance Association, Inc. (“The Association”)

WITNESSETH:


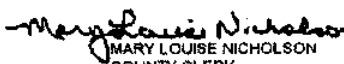
WHEREAS, the Association is the property owners’ association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for WESTMONT**; and

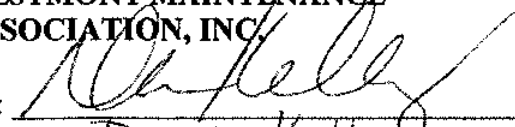
WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners’ association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **WESTMONT** subdivision (“Owner”).

NOW THEREFORE THE AMENDMENT TO Article XVII, is hereby amended as attached, hereto as Exhibit “A” are originals and are hereby filed of record in the real property records of **TARRANT County**, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice, executed by its duly authorized agent as of the date first written above.


D222250891
10/18/2022 10:58 AM Page: 1 of 3 Fees: \$27.00
NOTICE
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

MARY LOUISE NICHOLSON
COUNTY CLERK

WESTMONT MAINTENANCE ASSOCIATION, INC.
By: 
Name: Dawn Kelly
Title: Reg. Agent

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **WESTMONT MAINTENANCE ASSOCIATION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 3rd day of October, 2022

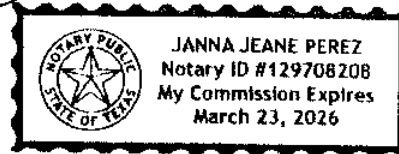
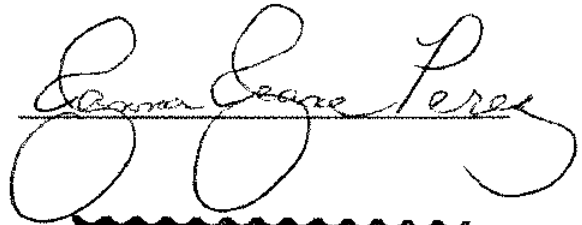


EXHIBIT "A"

XVII. PLANTING

B. FRONT AND FRONT/SIDE YARD TREES

5. Space all trees for healthy growth.
6. Pine trees are discouraged.
7. One tree between the sidewalk and curb (front of the home) is required.
8. Corner Lots require two trees between the sidewalks and curb.
 - a. All trees between the sidewalk and curb require replacement.
 - b. New trees in this are must be a minimum of 5 inches in caliper.
 - c. Approved Maples and Oaks only.
9. All tree removal requires approval.

H. REAR YARDS

3. Approved trees from list only.
4. Placement should not intrude into another homeowner's lot.

I. TREE TRIMMING AND CARE

1. Trees are an asset. A licensed arborist should perform trimming and treatments.
2. Street tree canopies must be 14 feet above the street, 7 feet above the sidewalk.
3. Removal of dead branches is critical to the health of the tree. Remove promptly.
 - a. Oak Trees should be trimmed between mid-July and mid-February only.



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NOTICE
Pages: 3
Fees: \$27.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
10/18/2022 10:58 AM

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK