D223036286 03/07/2023 09:13 AM Page: 1 of 3 Fee: \$27.00 Submitter: Property Management Group Electronically Recorded by Tarrant County Clerk in Official Public Records

NOTICE OF FILING: FIRST SUPPLEMENT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WESTMONT MAINTENANCE ASSOCIATION, INC.

COUNTY CLERK

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

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR WESTMONT MAINTENANCE ASSOCIATION, INC. ("Notice") is made February 24, 2023 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 supplement attached hereto on 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 to be executed by its duly authorized agent as of the date first written above.

WESTMONT MAINTENANCE ASSOCIATION, INC.

1/2 1

Name:

EXHIBIT "A"

FIRST SUPPLEMENT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTMONT MAINTENANCE ASSOCIATION, INC.

The following provision to Section 3 shall be supplemented:

Section 3.28 Leasing Restrictions. No owner is permitted to lease said property of tax record for less than a six (6) month period. At no time, shall an Owner be allowed to lease/rent a portion less than the Property in its entirety.

Owner is responsible for notifying renter and/or lessee of the obligations under the governing documents of the community as recorded with Tarrant County. Owner of record is responsible for all issues of non-compliance with the governing documents of Westmont Maintenance Owners Association. Tenant information is requested to be shared with the association for emergency/notifications purposes.

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 24th day of February, 2023

JANNA JEANE PEREZ Notary ID #129708208 My Commission Expires March 23, 2026