

3166

**AMENDMENT TO
DECLARATION OF RESTRICTIVE COVENANTS OF
SOMERSET SUBDIVISION, POLK COUNTY, TEXAS**

Date of Amendment: March ____, 2009

Original Date of Declaration
of Restrictive Covenants August 1, 2008
Recorded at Volume 1661, Page 11, Official Records, Polk County, Tx.

Declarant: Somerset Building and Development, LLC

Declarant's Address: 202 North Washington, Livingston, Texas 77351

Association: Somerset Property Owners Association

✓ Association's Address: 202 North Washington, Livingston, Texas 77351

Property: A subdivision of 17.64 acres of land, more or less, situated in the A. Viesca Seven League Grant, Abstract No. 77, Polk County, Texas and being part of a 97.7 acre tract of land conveyed to Michael R. Templeton and Marylouise Caravella-Templeton by instrument recorded at Volume 1527, Page 246 et seq., Official Records, Polk County. Said 17.64 acre subdivision depicted upon plat attached hereto as Exhibit "A" and made a part hereof for all pertinent purposes.

Definitions

WHEREAS, Declarant is still the sole owner/developer of the Somerset Subdivision and as such, desires to amend paragraph 2 c of the subdivision restrictions which relates to construction standards by changing the square footage for the living area required for the first floor of the dwelling area from 2000 square feet to 1800 square feet.

NOW THEREFORE, said paragraph 2 c of the subdivision restrictions is hereby amended to read as follows:

D. Construction and Maintenance Standards

2. Residence and Structures

- c. **Required Area. The total area of a Residence, exclusive of porches, garages or carports, must be at least 1800 square feet of living area on first floor of dwelling area.**

This amendment is effective as of the date hereof.

SOMERSET BUILDING AND DEVELOPMENT, LLC

By: 
MICHAEL RAY TEMPLETON, President

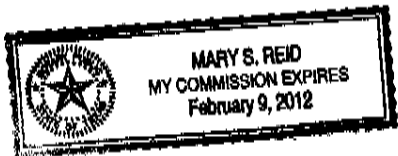
ATTEST:


MARYLOUISE CARVELLA TEMPLETON,
Secretary

STATE OF TEXAS §
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COUNTY OF POLK §

BEFORE ME the undersigned authority, on this day personally appeared **MICHAEL RAY TEMPLETON**, President of SOMERSET BUILDING AND DEVELOPMENT, LLC, a Texas limited liability company, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is the act of SOMERSET BUILDING AND DEVELOPMENT, LLC, and that he executed the same as its President and as the act of such limited liability company and for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 31st day of March, 2009.



Mary Reid

Notary Public, State of Texas