

**SECOND AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR HIGHLAND OAKS**

STATE OF TEXAS                    §  
  §        KNOWN ALL MEN BY THESE PRESENTS:  
COUNTY OF JOHNSON           §

**THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND OAKS** (this “*Amendment*”) is made and entered into this 2 day of October, 2021 by the **HIGHLAND OAKS AT EGAN HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (“*Association*”) and the Homeowners (as hereinafter defined).

**WITNESSETH:**

**WHEREAS**, Highland Oaks is a residential subdivision located in Johnson County, Texas (the “*Subdivision*”), and is presently governed by that certain Declaration of Covenants, conditions and Restrictions recorded October 26, 2017 as Instrument No. 2017-26690 in the Official Public Records of Johnson County, Texas, as amended pursuant to that First Amendment to the Declaration of Covenants, Conditions and Restrictions for Highland Oaks recorded April 20, 2018 as Instrument No. 2018-10443 in the Official Public Records of Johnson County, Texas (collectively, the “*Declaration*”) (capitalized terms used but not defined herein shall have the meanings set forth in the Declaration); and

**WHEREAS**, the Association is the property owners’ association formed for the purposes of enforcing and carrying out the provisions of the Declaration;

**WHEREAS**, pursuant to Article 17 of the Declaration, the Declaration may be amended upon approval of Owners of at least two-thirds (2/3rds) of the Lots; and

**WHEREAS**, the Board of the Association, and Owners of Lots representing at least two-thirds (2/3rds) of the Lots in the Subdivision who have executed this Amendment (collectively, the “*Homeowners*”) desire to amend the Declaration, and ratify the Declaration, as amended, all as more particularly set forth herein.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1.       Section 7.3(B) of the Declaration is hereby amended in its entirety to read as follows:

“**B.     Building Lines.** All residences or dwellings erected or placed on any Lot shall face the road or street adjacent to the Lot as shown on the recorded plat of the Subdivision. No portion of such dwelling or residence shall be (i) nearer to the front property line of said Lot than fifty feet (50’) nor further from the front property line of said Lot than one hundred feet (100’) nor (ii) nearer to the side property line of any Lot or the rear property line of any Lot than ten feet (10’).”

2. Section 7.3(C) of the Declaration is hereby amended in its entirety to read as follows:

**“C. Minimum Square Footage.** Each principal dwelling on a Lot in the Subdivision shall have at least Three Thousand (3,000) square feet of air conditioned living area. Any dwelling with more than one story shall have situated on the first floor at least Two Thousand (2,000) square feet of air conditioned living area. As used herein, the term “air conditioned living area” shall mean the area measured from outside exterior wall to outside exterior wall, computed in square footage, exclusive of any square footage contained with in any garage, covered porch or walkway.”

3. Section 7.5 of the Declaration is amended to provide that the construction of a dwelling must be completed within nine (9) months of the later of (i) the date of purchase of the Lot or (ii) approval of the plans and specifications for the Lot by the Architectural Control Committee

4. Except as modified by this Amendment, all other terms and provisions of the Declaration shall remain in full force and effect, and the Declaration, as amended by this Amendment, is hereby ratified in full.

IN WITNESS WHEREOF, the Association and Homeowners have executed this Amendment as of the date first written above.

**HIGHLAND OAKS AT EGAN  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: Jim Crossno  
Name: Jim Crossno  
Title: President

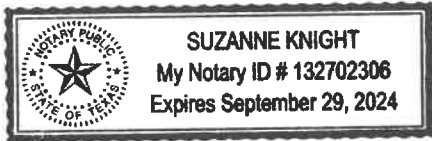
By: Jill Allen Murray  
Name: Jill Murray  
Title: Vice President

By: [Signature]  
Name: Robert Deibert  
Title: Treasurer

*Being all of the Members of the Board of Directors  
of the Highland Oaks at Egan Homeowners  
Association, Inc.*

STATE OF TEXAS §  
§  
COUNTY OF JOHNSON §

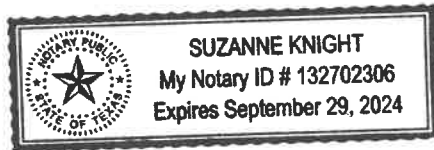
The foregoing instrument was acknowledged before me this 3 day of October, 2021, by Tim Crossno, as President of the HIGHLAND OAKS AT EGAN HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the association.



Suzanne Knight  
NOTARY PUBLIC  
Print Name: Suzanne Knight  
My Commission Expires: 9/29-2024

STATE OF TEXAS §  
§  
COUNTY OF JOHNSON §

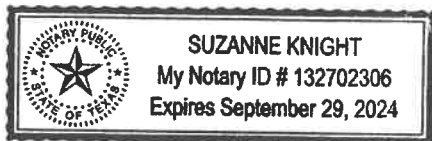
The foregoing instrument was acknowledged before me this 3 day of October, 2021, by Jill Murray, as vice President of the HIGHLAND OAKS AT EGAN HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the association.



Suzanne Knight  
NOTARY PUBLIC  
Print Name: SUZANNE Knight  
My Commission Expires: 9/29-2024

STATE OF TEXAS §  
§  
COUNTY OF JOHNSON §

The foregoing instrument was acknowledged before me this 3 day of October, 2021, by Debra Deibert, as Treasurer of the HIGHLAND OAKS AT EGAN HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of the association.



Suzanne Knight  
NOTARY PUBLIC  
Print Name: Suzanne Knight  
My Commission Expires: 9/29-24

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 4025, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4025 Highland Oaks Ln  
Cleburne, TX 76031

[Signature]  
Signature of Owner

GARY BRIAN SMITH  
Printed Name of Owner

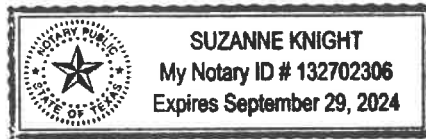
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson           §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GARY SMITH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 4033, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4033 Highland oaks Lane  
Cleburne, Tx 76031

Jim Crossno  
Signature of Owner

TIM CROSSNO  
Printed Name of Owner

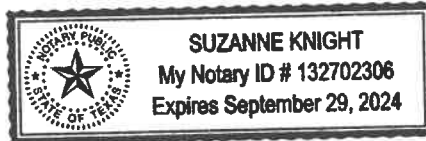
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TIM CROSSNO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

Suzanne Knight  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

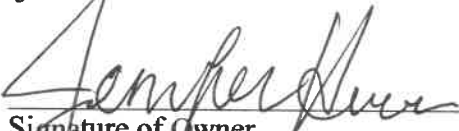
Owner of the property located at Lot \_\_\_\_\_, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4008 Highland Oaks Ln.  
CLEBURNE, TX 76031

  
Signature of Owner

Blake M Herren  
Printed Name of Owner

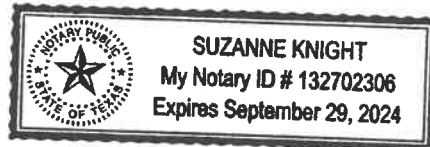
**If more than one Owner:**

  
Signature of Owner

Jennifer Herren  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Blake Herren & Jennifer Herren, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot \_\_\_\_\_, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4021 Highland Oaks Ln.  
Cleburne, Tx 76031

[Signature]  
Signature of Owner

Ronald Deibert  
Printed Name of Owner

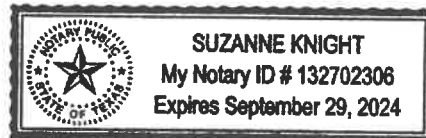
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald Deibert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 3, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4016 Highland Oaks Ln  
Cleburne TX 76031

Jill Murray  
Signature of Owner

Jill Murray  
Printed Name of Owner

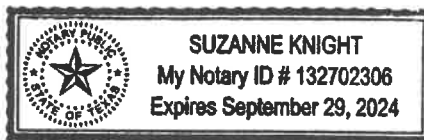
**If more than one Owner:**

[Signature]  
Signature of Owner

Edward Murray  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jill Murray, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

Suzanne Knight  
NOTARY PUBLIC, STATE OF TEXAS



**Homeowner Counterpart Signature Page**

Owner of the property located at Lot \_\_\_\_\_, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4017 Highland Oaks Lane  
Cleburne, TX 76031

[Signature]  
Signature of Owner

Brad Buschow  
Printed Name of Owner

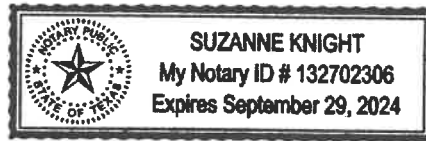
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brad Buschow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

Suzanne Knight  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

4024 Highland Oaks Ln.

Owner of the property located at Lot 5, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4024 Highland Oaks Ln.  
Cleburne, TX 76031

[Signature]

Signature of Owner

Daniel Wattleworth

Printed Name of Owner

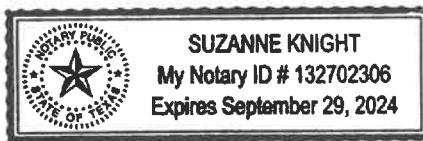
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Daniel Wattleworth, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 6, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4028 HIGHLAND OAKS LN  
CLEBURNE, TX

  
Signature of Owner

ALBERT PLASKET  
Printed Name of Owner

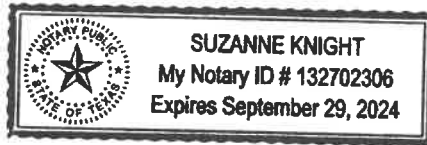
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS            §  
  §  
COUNTY OF Johnson           §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert Plasket, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 1, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4009 HIGHLAND OAKS LN  
Chebure, TEXAS 76031

[Signature]  
Signature of Owner

JAY M. GUSTAFSON  
Printed Name of Owner

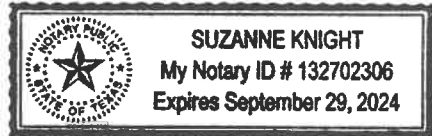
**If more than one Owner:**

[Signature]  
Signature of Owner

VICKI GUSTAFSON  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson           §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAY GUSTAFSON VICKI GUSTAFSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 3 day of October, 2021.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot \_\_\_\_\_, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4021 Highland Oaks Ln.  
Cleburne, TX 76031

[Signature]  
Signature of Owner

Deborah Deibert  
Printed Name of Owner

**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Deborah Deibert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 18<sup>th</sup> day of October, 2021.

Jennifer Herren  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 6, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4033 Highland Oaks Ln  
Cleburne, TX 76031

Crystal Joy Crossno  
Signature of Owner

Crystal Joy Crossno  
Printed Name of Owner

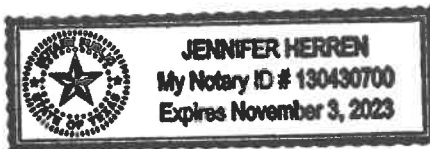
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Crystal Joy Crossno, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 10<sup>th</sup> day of October, 2021.

Jennifer Herren  
NOTARY PUBLIC STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 5, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4024 Highland Oaks Ln.  
Cleburne, TX 76031

  
Signature of Owner

Rebecca Wattleworth  
Printed Name of Owner

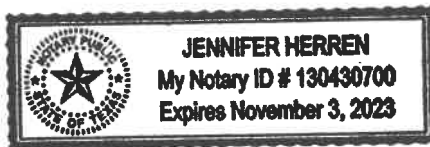
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

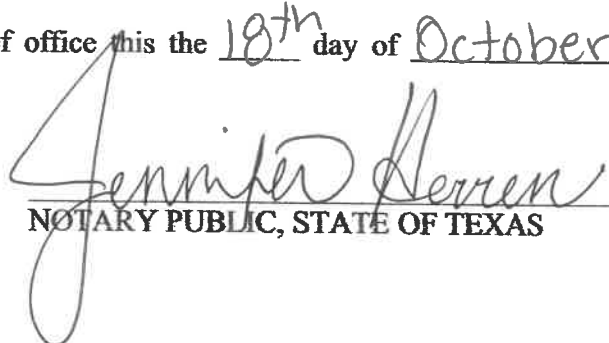
By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rebecca Wattleworth, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 18<sup>th</sup> day of October, 2021.

  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot 4, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4025 Highland Oaks  
Cleburne, TX 76033

[Signature]  
Signature of Owner

Rebecca Smith  
Printed Name of Owner

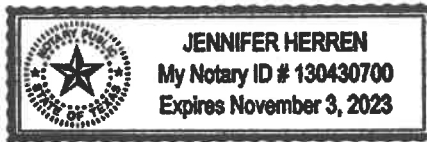
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rebecca Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 18<sup>th</sup> day of October, 2021.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS



**Homeowner Counterpart Signature Page**

Owner of the property located at Lot \_\_\_\_\_, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4017 Highland Oaks Ln  
Cleburne, TX 76031

Shery Buschow  
Signature of Owner

Shery Buschow  
Printed Name of Owner

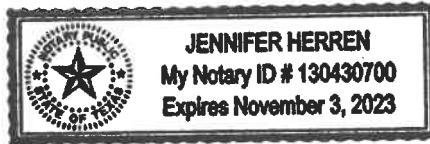
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shery Buschow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 19<sup>th</sup> day of October, 2021.

Jennifer Herren  
NOTARY PUBLIC, STATE OF TEXAS

**Homeowner Counterpart Signature Page**

Owner of the property located at Lot \_\_\_\_\_, "HIGHLAND OAKS ADDITION", a Subdivision according to the plat thereof recorded in Drawer H, Volume 11, Page 252, Plat Records of Johnson County, Texas.

Address: 4028 Highland Oaks Ln.  
Cleburne Tx 76031

Jana Plasket  
Signature of Owner

Jana Plasket  
Printed Name of Owner

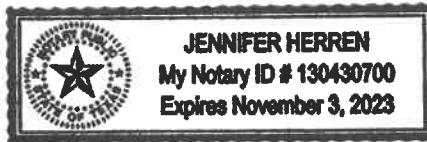
**If more than one Owner:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

By signing this Amendment, the above owner(s) assert(s) that he/she/they own record title to the above-referenced property within the subject subdivision, and that each record owner of such property has signed above.

THE STATE OF TEXAS           §  
  §  
COUNTY OF Johnson       §



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jana Plasket, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 18<sup>th</sup> day of October, 2021.

Jennifer Herren  
NOTARY PUBLIC, STATE OF TEXAS