

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2023-0012529 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: GRANBURY WATERS EDGE HOA INC

Pages: 3

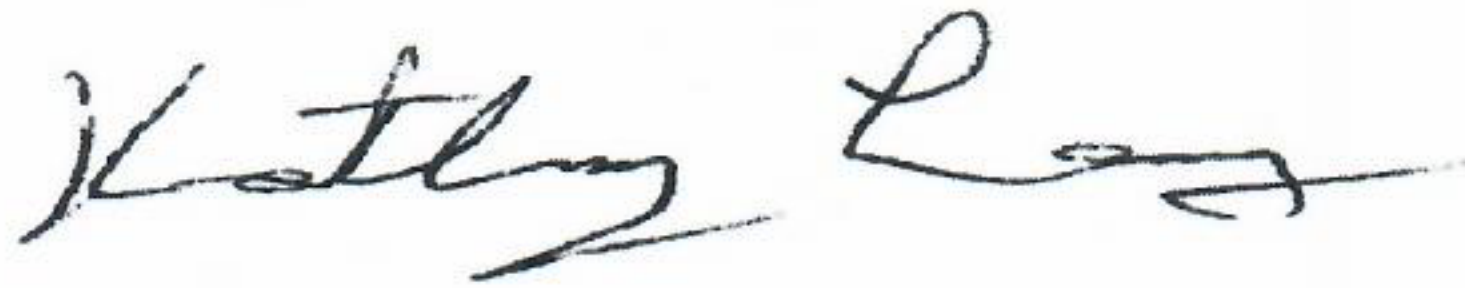
Recorded On: 09/22/2023 03:41 PM

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Recorded On:	09/22/2023 03:41 PM	Notes:
Document Number:	2023-0012529	
Receipt Number:	R2313930	
Amount:	\$25.00	
Recorded By:	Becky Coslett	

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.

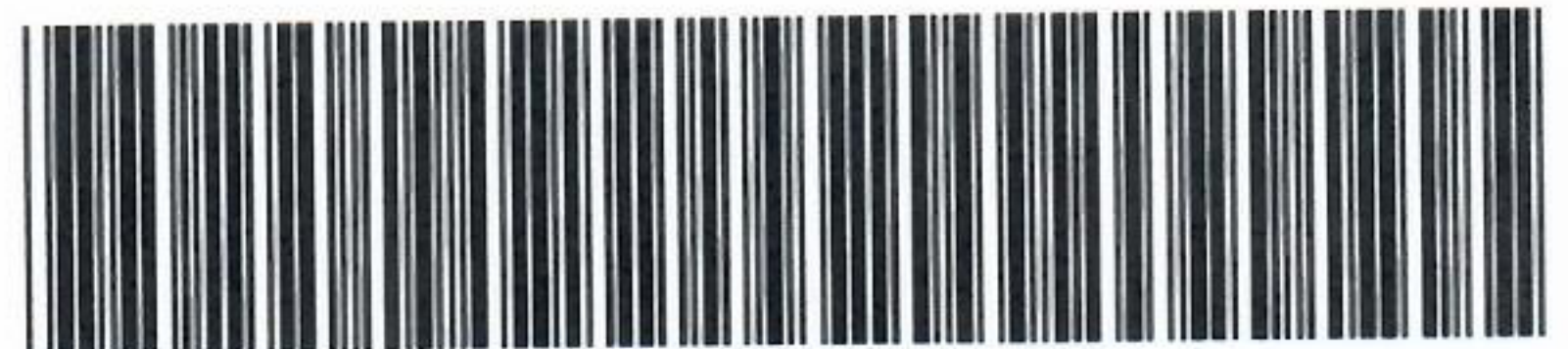
I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



**Return To: In Office
PAUL PARKER**



**NOTICE OF RESCISSION OF THE [SECOND] AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
GRANBURY WATER'S EDGE HOMEOWNERS' ASSOCIATION, INC.
Phases 1, 2, 2a, 3**

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

THIS NOTICE OF RESCISSION OF THE [SECOND] AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GRANBURY WATER'S EDGE HOMEOWNERS' ASSOCIATION, INC. Phases 1, 2, 2a, 3 (this "Notice of Rescission") is made this 27 day of September, 2023, by Granbury Water's Edge Homeowners Association (the "Association").

WITNESSETH:

WHEREAS, on or about June 5, 1986, Brown & Hinds Enterprises, Inc. ("Declarant"), recorded an instrument entitled Restrictive Covenants for Water's Edge—An Addition to the City of Granbury, Hood County, Texas at Volume 1138, Page 717 *et seq.* of the Real Property Records of Hood County, Texas, as amended by the Amendment to Restrictive Covenants for Water's Edge—An Addition to the City of Granbury, Hood County, Texas, recorded on or about January 19, 1993, at Volume 1379, Page 104 *et seq.* of the Real Property Records of Hood County, Texas (the "Phase 1 Declaration"); and

WHEREAS, on or about February 3, 1994, Ken W. Hackett and A.M.J. Development, L.C. d.b.a Water's Edge (collectively "Declarant"), recorded an instrument entitled Restrictive Covenants for Water's Edge—An Addition to the City of Granbury, Hood County, Texas at Volume 1417, Page 311 *et seq.* of the Real Property Records of Hood County, Texas, as amended by the First Amendment to Restrictive Covenants for Water's Edge—An Addition to the City of Granbury, Hood County, Texas, recorded on or about April 23, 1998, at Volume 1581, Page 143 *et seq.* of the Real Property Records of Hood County, Texas (the "Phase 2 Declaration"); and

WHEREAS, on or about October 22, 1996, Ken W. Hackett d.b.a Water's Edge and A.M.J. Development, L.C. (collectively "Declarant"), recorded an instrument entitled Restrictive Covenants for Water's Edge—An Addition to the City of Granbury, Hood County, Texas at Volume 1516, Page 535 *et seq.* of the Real Property Records of Hood County, Texas (the "Phase 2a Declaration"); and

WHEREAS, on or about November 5, 1997, Ken W. Hackett d.b.a Water's Edge and A.M.J. Development, L.C. (collectively "Declarant"), recorded an instrument entitled Restrictive Covenants for Water's Edge—An Addition to the City of Granbury, Hood County, Texas at Volume 1560, Page 458 *et seq.* of the Real Property Records of Hood County, Texas (the "Phase 3 Declaration"); and

WHEREAS, on or about June 23, 2022, the Association recorded a document entitled "Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Granbury Water's Edge Homeowners' Association Phases 1, 2, 2a, 3" as Document No. 2022-0010436 of the Real Property Records of Hood County, Texas (the "Amendment"); and

WHEREAS, the Association subsequently discovered that the Amendment purported to

