

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

Document Number: 2023-0012525 -

Filed and Recorded - Real Records

**RESTRICTION**

Grantor: GRANBURY WATERS EDGE HOA INC

Pages: 3

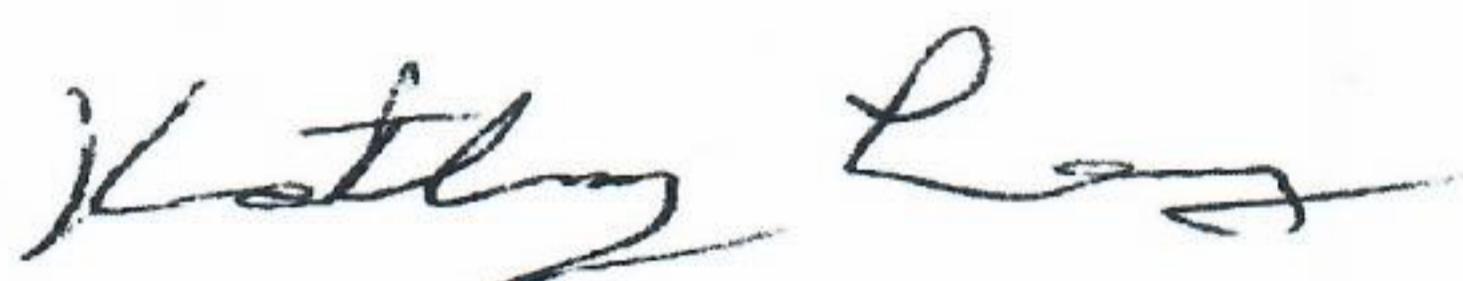
Recorded On: 09/22/2023 03:41 PM

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<b>Recorded On:</b>	09/22/2023 03:41 PM	<b>Notes:</b>
<b>Document Number:</b>	2023-0012525	
<b>Receipt Number:</b>	R2313930	
<b>Amount:</b>	\$25.00	
<b>Recorded By:</b>	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 [FIRST] 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 [FIRST] 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 22 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. 2022-0010435 of the Real Property Records of Hood County, Texas (the "Amendment"); and

**WHEREAS**, the Association subsequently discovered that the Amendment purported to

amend an "Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Granbury Water's Edge Homeowners' Association Phases 1, 2, 2a, 3" which presumably consolidated the Phase 1 Declaration, Phase 2 Declaration, Phase 2a Declaration, and Phase 3 Declaration, but such document never existed, and thus the Amendment should have been recorded as individual amendments to the Phase 1 Declaration, Phase 2 Declaration, Phase 2a Declaration, and Phase 3 Declaration; and

**NOW, THEREFORE**, the Association hereby **RESCINDS** the Amendment in its entirety and declares the Amendment to be unenforceable, void, and of no effect.

**IN WITNESS WHEREOF**, the undersigned has executed this Notice of Rescission as of the date first written above.

**GRANBURY WATER'S EDGE  
HOMEOWNERS ASSOCIATION,  
a Texas non-profit corporation**

By: Paul Parker  
Name: Paul Parker  
Title: PRESIDENT

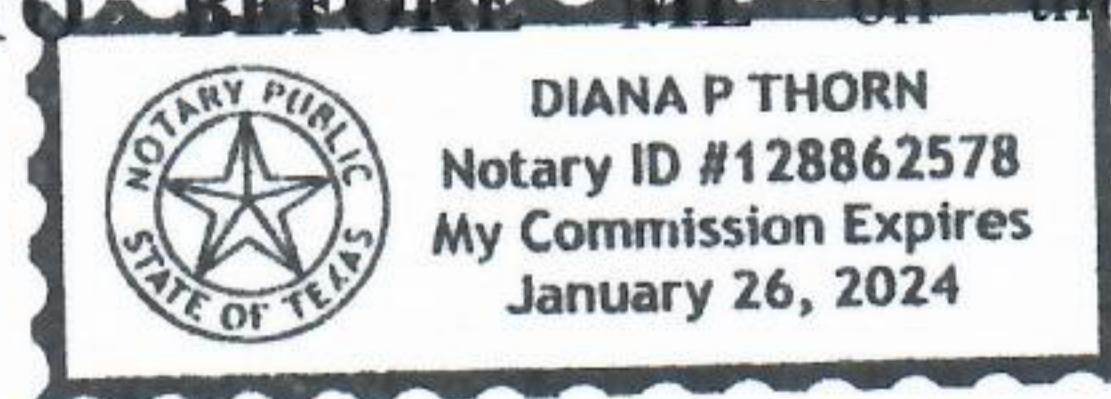
Selena  
FRED RAY  
SECRETARY

**ACKNOWLEDGEMENT**

**STATE OF TEXAS** §  
§  
**COUNTY OF HOOD** §

*Paul Parker, President* BEFORE ME, the undersigned authority, on this day personally appeared of Granbury Water's Edge Homeowners Association, a Texas non-profit corporation, 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 purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 22<sup>nd</sup> day of September, 2023.



*Diana P. Thorn*  
Notary Public

My Commission Expires: 1/26/24