

0066752

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ROYAL OAK
ESTATES**

DATE: March 27, 2001

OWNER: SPENCE & SPENCE DEVELOPER, INC., a Texas corporation

OWNER'S MAILING ADDRESS (including county): P.O. Box 689, Emory, Rains
County, Texas 75440

THE DECLARATION: Declaration of Covenants, Conditions, Restrictions and
Easements for Royal Oak Estates recorded in Volume 1766, Page 155, Real Property
Records, Wood County, Texas, as amended by Amendment To Declaration Of
Covenants, Conditions, Restrictions And Easements For Royal Oak Estates dated
February 7, 2001, recorded in Volume 1768, Page 124, Real Property Records, Wood
County, Texas

Owner is the owner of the Property. No interest in or part of the Property has been
sold to any other person or entity. Owner desires to amend the Declaration in the
following respect.

NOW, THEREFORE, by these presents, Owner amends the Declaration to delete
the text of Article V, Paragraph 5.1 b., and substitute in lieu thereof the following:

The minimum square footage for a home is 2,500 square feet of living area,
exclusive of porches (open or closed), garages, or unfinished space.

Except for the changes set forth above, Owner ratifies and confirms the
Declaration.

When the context requires, singular nouns and pronouns include the plural.

OWNER:

SPENCE & SPENCE DEVELOPER, INC.

By: Roy Spence
Its: Roy Spence, President

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COUNTY OF WOOD

 **JULIE A. CARSON**
Notary Public, State of Texas
My Comm. Expires 03/09/2002

Kevin A. Carson
Notary Public, State of Texas

Mr. Roy Spence
P.O. Box 689
Emory, Texas 75440

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BY _____ DEPUTY