

0064328

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

DATE: February 7, 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

Owner is the owner of the Property. Subsequent to the execution and recording of the
Declaration, the Texas Secretary of State notified Owner that the name "Royal Oak
Property Owners Association" was not legally available without a letter of consent from
an existing corporation with a similar name. Accordingly, Owner resubmitted the articles
of incorporation under the name "Royal Oak Maintenance Association," which name was
legally available, and on January 29, 2001, the Texas Secretary of State issued Charter
No. 1615149-01 to Owner.

NOW, THEREFORE, by these presents, Owner amends the Declaration to delete
all references to the name "Royal Oak Property Owners Association," and substitute in
lieu thereof the name "Royal Oak Maintenance Association."

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

OWNER:

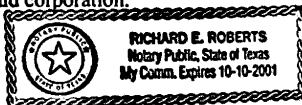
SPENCE & SPENCE DEVELOPER, INC.

By: Roy Spence
Its: Roy Spence, President

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on February 7, 2001, by Roy
Spence, President of SPENCE & SPENCE DEVELOPER, a Texas corporation, on behalf
of said corporation.



Richard E. Roberts
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

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

u:\legal\rr\royoakamendment.doc

Page 1

FILED AND RECORDED THE 7TH DAY OF FEB , 2001 AT 2:07 O'CLOCK P M
BRENDA TAYLOR, COUNTY CLERK WOOD COUNTY, TEXAS

BY Shirley Brady DEPUTY

01768 00124

BY _____ DEPUTY