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Mary Louise Garcia

Mary Louise Garcia

Tarrant County

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TO BE RECORDED IN
TARRANT COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR TUSCANY ON WALNUT CREEK, PHASE II,
AN OFFICE SUBDIVISION**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Tuscany on Walnut Creek, Phase II (the "Amendment") is entered into effective as of December 30, 2014 (the "Effective Date"), by MLN Holdings, Inc. ("Declarant") and MOAB Mansfield Properties, LLC ("MOAB").

A. Declarant and MOAB are the record owners of 5 of the 6 lots in Tuscany on Walnut Creek, Phase II, an addition to the City of Mansfield, Texas according to the plat thereof at Cabinet A Slide 13103, Plat Records, Tarrant County, Texas ("Tuscany Phase II").

B. Tuscany Phase II is subject to that certain Declaration of Covenants, Conditions and Restrictions for Tuscany on Walnut Creek, Phase II dated February 24, 2014, which is recorded as Instrument Number D214035757 in the Official Public Records of Tarrant County, Texas (the "Declaration").

C. The Declaration may be amended by more than seventy-five percent (75%) of the Owners (as defined in the Declaration) of Lots (as defined in the Declaration).

D. Declarant desires to amend the Declaration as herein provided.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, it is agreed as follows:

1. The recitals set forth above are true and correct and are incorporated herein by reference.
2. Section 4.01 of the Declaration is hereby amended and restated to read as follows:

4.01. Architectural Standards. All Lots shall be used for commercial office purposes only, which includes but is not limited to the use and operation of any medical or professional office; provided, however, Lots 1 and 6, Block 1, may be used in whole or in part for a wedding chapel, ballroom, and such other improvements related to the Aristide Event Center as may be authorized by

Declarant, the Architectural Control Committee of Tuscany, and the City of Mansfield.

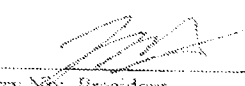
3. Section 4.02 of the Declaration is hereby amended and restated to read as follows:

4.02. Type of Buildings Permitted. No building shall be erected, altered or permitted on any Lot other than commercial offices and other buildings of those types legally permitted by the City of Mansfield, including special use and planned development designs; provided, however, Lots 1 and 6, Block 1, may have constructed thereon, in whole or in part, a wedding chapel, ballroom and such other improvements related to the Aristide Event Center as may be authorized by Declarant, the Architectural Control Committee of Tuscany, and the City of Mansfield.

4. Where required for proper interpretation, words herein in the singular shall include the plural, and the masculine gender shall include the neuter and the feminine and vice versa.
5. This Amendment shall be binding upon all Owners of Lots in Tuscany Phase II and shall inure to the benefit of said parties and their successors and permitted assigns.
6. Except as modified pursuant to this Amendment, the Declaration is unmodified and remains in full force and effect.

DECLARANT:

MLN Holdings, Inc.

By: 
Larry Nix, President

MOAB:

MOAB Mansfield Properties, LLC

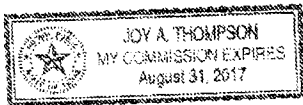
By: 
Larry Nix, Managing Member

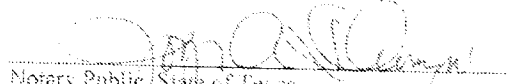
THE STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 30 day of December 2014, by Larry Nix, President of MLN Holdings, Inc., a Texas corporation, on behalf of said corporation.



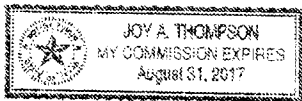

Notary Public, State of Texas

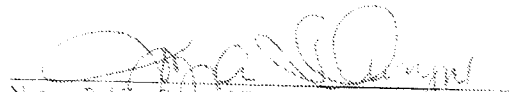
THE STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 30 day of December 2014, by Larry Nix, Managing Member of MOAB Mansfield Properties, L.L.C. a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas