

**FIRST AMENDMENT
TO ARCHITECTURAL AND SITE DESIGN GUIDELINES
FOR THE BRIDGES AT PRESTON CROSSINGS**

THIS FIRST AMENDMENT TO ARCHITECTURAL AND SITE DESIGN GUIDELINES FOR THE BRIDGES AT PRESTON CROSSINGS (this "Amendment") is made and entered by Mehrdad Moayed, an individual, Rome Barnes, an individual, and Mike Dees, an individual, being all of the members of the Architectural Review Board (the "ARB"), as of the 13th day of January, 2015.

WHEREAS, Bluegreen Communities of Texas, LP, a Delaware limited partnership (the "Original Declarant") executed that certain Declaration of Covenants, Conditions and Restrictions for the Bridges at Preston Crossings recorded on October 12, 2006, as Instrument No. 2006-00025342, and in Volume 4133, Page 155, in the Official Public Records of Grayson County, Texas (the "Original Declaration"), as supplemented by that certain Supplemental Declaration of Covenants, Conditions and Restrictions for the Bridges at Preston Crossings, Section One dated October 5, 2006, recorded on October 12, 2006 as Instrument No. 2006-00025343, and in Volume 4133, Page 259, in the Official Public Records of Grayson County, Texas (the "Section One Supplement"), as further supplemented by that certain Supplemental Declaration of Covenants, Conditions and Restrictions for the Bridges at Preston Crossings – The Estates at The Bridges at Preston Crossings dated February 8, 2007, recorded on February 9, 2007 as Instrument No. 2007-00003400, and in Volume 4191, Page 41, in the Official Public Records of Grayson County, Texas (the "Estates Supplement"), as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for the Bridges at Preston crossings dated February 18, 2008, recorded as Instrument No. 2008-00004134, and in Volume 4407, Page 787, in the Official Public Records of Grayson County, Texas (the "First Amendment"), as further supplemented by that certain Supplemental Declaration of Covenants, Conditions and Restrictions for The Bridges at Preston Crossings Timber Creek at The Bridges Section 2-A dated June 19, 2009, recorded on June 24, 2009 as Instrument No. 2009-00012386, and in Volume 4655, Page 535, in the Official Public Records of Grayson County, Texas (the "Timber Creek Section 2-A Supplement"), as further amended, restated and supplemented by that certain Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for The Bridges at Preston Crossings – Timber Creek at The Bridges Section 2-A dated September 14, 2009, recorded on September 16, 2009 as Instrument No. 2009-00018828, and in Volume 4697, Page 117, in the Official Public Records of Grayson County, Texas (the "Amended and Restated Timber Creek Section 2-A Supplement"), as further supplemented by that certain Architectural and Site Design Guidelines dated to be effective as of August 2006 (the "Design Guidelines") (the Original Declaration, as modified, amended, restated and supplemented as set forth above is herein referred to as the "Declaration"), which Declaration encumbers the real property described therein with the covenants, conditions and restrictions set out therein;

WHEREAS, pursuant to its rights as the ARB under the Declaration, including, without limitation, Section 9.3(a) of the Declaration, the ARB desires to amend and modify certain requirements and restrictions set forth in the Design Guidelines, as more specifically provided in this Amendment, to include additional design guidelines and requirements for garages and fencing on certain Lots within the Properties.

NOW, THEREFORE, the ARB does hereby amend and modify the Design Guidelines as follows:

1. Defined Terms. Unless otherwise defined in this Amendment or the context otherwise requires, each term used in this Amendment with its initial letter capitalized which has been specifically defined in the Declaration shall have the same meaning herein as given to such term in the Declaration.

2. Amendments. (a) The first two sentences of Section 6.14 of the Design Guidelines are hereby modified and amended to read as follows:

“All garages should be front, side or rear loaded. Carports are not allowed.”

(b) Section 8.03 of the Design Guidelines is hereby modified and amended to read in its entirety as follows:

“8.03 Fences and Walls. Fences and walls must harmonize in character and color with the house. All fences shall be a minimum height of 30” and maximum height of 96”, subject to the restrictions or requirements set forth herein. Fencing of the entire lot is not permitted. Fencing shall be restricted to the rear and side yard of the home. The ARB reserves the right to approve or require the use of fences along the side yard of the home. Except as otherwise expressly permitted herein, wood fences are not allowed without the existence of a special condition and ARB approval. Chain link or vinyl fences are not allowed without the existence of a special condition and ARB approval. The location and materials of all fences and walls shall be submitted on the site plan for approval. Any wood fences permitted in the Properties shall be stained with a stain which must be approved by the ARB or other stain approved in writing by the ARB. Any gates constructed or installed on a Lot shall require prior written approval of the ARB, and such approval may be granted on a case-by-case basis.

“Location and materials used for all retaining walls must be submitted for approval. See section 5.01.2.F-G for plan submission requirements. Retaining walls may be constructed of stone, or other approved interlocking wall system (i.e., keystone or an approved equal.)

“Fences located at the rear and east side property lines of Lot 288, of Block O and the side and rear property lines of Lots 289 through 297 (inclusive), of Block O, Lots 326 through 340 (inclusive), of Block R and Lots 341 through 360 (inclusive, Block S of the portion of the Properties known as “The Estates at the Bridges at Preston Crossing” shall be six foot (6’) board-on-board, pre-stained cedar or better quality wood with steel posts at minimum every six feet (6’), with a 2” x 6” cap and 1” x 4” ledger strip. Steel posts and supporting structures shall not be visible from any adjacent common area, street or major

thoroughfare. Fencing shall include stone columns on property lines, and such stone columns shall compliment the aesthetics of the adjacent homes and be consistent throughout such fencing.

“With respect to fencing located on (i) the west and north property line of Lot 287, of Block N; and the north property line of Lots 282 through 286 (inclusive), of Block N; (ii) the west and north property lines of Lot 300, of Block O; the north property line of Lots 298 and 299, of Block O; and the west property line of Lot 288, of Block O; (iii) the west property line of Lots 301 through 305 (inclusive), 307 and 308, of Block P; the west and south property line of Lot 309, of Block P; the south property line of Lot 310, of Block P; and the southwest property line of Lots 312 through 315, of Block P; and (iv) the southwest property line of Lot 316, of Block Q, all in the portion of the Properties known as “The Estates at the Bridges at Preston Crossing”, fences shall be eight feet (8’) board-on-board, pre-stained cedar or better quality wood with steel posts at minimum every six feet (6’), with a 2” x 6” cap and 1” x 4” ledger strip. Steel posts and supporting structures shall not be visible from any adjacent common area, street or major thoroughfare. Fencing shall include stone columns on property lines, and such stone columns shall compliment the aesthetics of the adjacent homes and be consistent throughout such fencing.

“Transitions in fence height shall be in accordance with the requirements set forth in Schedule 8.03 attached hereto.”

(c) The Design Guidelines is hereby modified and amended to add a new “Schedule 8.03: Fence Transition Detail” thereto, being attached hereto and incorporated herein and into the Design Guidelines, as amended hereby, by reference.

3. No Other Effect. Except as expressly modified, amended and supplemented by this Amendment, the terms and provisions of the Declaration are not amended, modified or supplemented, and the Declaration, as modified, amended and supplemented hereby, is hereby amended as provided herein.

4. Severability. Invalidation of any one provision of this Amendment by judgment or court order shall in no way affect any other provision of this Amendment or the remainder of this Amendment which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Amendment a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

5. Headings. The headings contained in this Amendment are for reference purposes only and shall not in any way affect the meaning or interpretation of this Amendment.

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EXECUTED to be effective as of the date written above.

ACKNOWLEDGEMENT:

The undersigned, in his or her capacity as Secretary of The Bridges at Preston Crossings POA, Inc., a Texas nonprofit corporation (the "Association") hereby acknowledges receipt of the foregoing Amendment of the Design Guidelines on behalf of the Association. The undersigned further acknowledges that the ARB has the sole and full authority to amend the Design Guidelines pursuant to Section 9.3(a) of the Declaration.

THE BRIDGES AT PRESTON CROSSINGS POA, INC.,
a Texas nonprofit corporation

By: Rome Barnes

Printed Name: Rome Barnes
Secretary



By: ROME BARNES

SCHEDULE 8.03

FENCE TRANSITION DETAIL

[SEE ATTACHED]

Builders may not complete the circuitry for the grinder pump without the express approval of the ARB. Approval shall be conditioned upon the builder's compliance with all outstanding ARB directives and judgments applicable to that particular residence.

The cost of installing a grinder pump ranges from \$4,800 to \$10,000 depending on the lot. The cost of the grinder pump includes setting the grinder, the alarm box, and running 100 linear feet of pipe from the sewer tap to the grinder pump. If your grinder pump is located farther than 100 feet from the sewer tap, or if installation requires the use of special equipment due to geographic location (rocky areas), you will have to pay additional fees. **Note:** The cost of the grinder pump is approximate and are subject to change over time.

The ARB will approve a specific grinder pump unit for each lot within the development. The pump model and cost should be obtained from the ARB Administrator prior to submitting a plan for construction.

After installation, the grinder pump must be maintained in accordance with the requirements of our wastewater permit. Each homeowner shall be responsible for the cost of this maintenance and service to your grinder pump.

NOTE: All individual pump station pump sizes are based upon placement of the pump in the back half of the lot at the existing grade. A homeowner may elect to alter the grading on the lot or construct a finished basement, which would lower the proposed pump station elevation. In this instance, the next size pump should be utilized to accommodate the increase in dynamic head.

7.03 Natural Gas

Natural gas will not be provided to the subdivision, however, propane may be utilized only if the tank is buried or adequately screened.

7.04 Antennas and Satellite Dishes

Satellite dishes are permitted within the Development. All Satellite dishes shall have a maximum diameter of 3 feet. Satellite dishes shall be mounted behind the front line of the dwelling and in a location not visible from any street or golf course. Satellite dishes on homes located on a corner property shall not be visible from the main through street. The location of any satellite dish must be submitted to the ARB for approval.

8.0

SITE REQUIREMENTS: ACCESSORY AND DECORATIVE STRUCTURES

8.01 Outbuildings

Each home site is limited to one outbuilding (including a detached garage, where applicable.) The location and appearance of outbuildings shall be submitted for ARB approval prior to construction. Outbuildings should be architecturally compatible with the home, and similar in material and color. All outbuildings shall be within the building setback lines. The buildings shall be oriented so that access is indirect and they do not open on to the street.

8.02 Arbors and Trellises

Arbors and Trellises are permitted. Location, elevations and finishes must be submitted to the ARB for approval prior to beginning construction.

8.03 Fences and Walls

Fences and walls must harmonize in character and color with the house. All fences shall be a minimum height of 30" and maximum height of 60". Fencing of the entire lot is not permitted. Fencing shall be restricted to the rear and side yard of the home. The ARB reserves the right to approve or require the use of fences along the side yard of the home. Chain link, wood or vinyl fences are not allowed without the existence of a special condition and ARB approval. The location and materials of all fences and walls shall be submitted on the site plan for approval.

Location and materials used for all retaining walls must be submitted for approval. See section 5.01.2.F-G for plan submission requirements. Retaining walls may be constructed of stone, or other approved interlocking wall system (i.e., keystone or an approved equal.)

8.04 Flagpoles

No in-ground flagpoles are allowed. One decorative / seasonal flagpole may be displayed from each house.

8.05 Swimming Pools / Hot Tubs / Water Features

Any and all proposed swimming pools, hot tubs, fountains, etc. must comply with Texas State Law in addition to the Design Guidelines.

Above ground swimming pools are prohibited. Bubble covers for below ground swimming pools are prohibited. Pools may not be installed on the front or side yard of any home. All Plans for swimming pools must be