



**SEVENTH AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
STRATFORD POINTE HOMEOWNERS ASSOCIATION**

This Seventh Amended Declaration ("Amendment") is made by Stratford Pointe, Inc., a Texas corporation ("Declarant"). Stratford Pointe Homeowners Association, Inc. is hereinafter referred to as the "Association".

WHEREAS, a certain instrument entitled Declaration of Covenants, Conditions, Restrictions and Easements for Stratford Pointe Homeowners Association ("Original Declaration") was executed by Declarant and recorded as Document No. 2017035686, in the Official Public Records of Lubbock County, Texas, on and against the real property described in the attached and incorporated Exhibit "A"; and amended as Document No. 2018006576, recorded in the Official Public Records of Lubbock County, Texas; and amended as Document No. 2019012492, recorded in the Official Public Records of Lubbock County, Texas; and amended as Document No. 2019027247, recorded in the Official Public Records of Lubbock County, Texas; and further amended as Document No. 2022056759, recorded in the Official Public Records of Lubbock County, Texas; and further amended as Document No. 2023002303, recorded in the Official Public Records of Lubbock County, Texas; and further amended as Document No. 2023039290, recorded in the Official Public Records of Lubbock County, Texas;

WHEREAS, Section 6.06 of the Declaration provides for certain requirements related to Building Materials permitted for use on the lots; and

WHEREAS, Declarant desires to amend Section 6.06 to change the Building Materials allowed:

Paragraph 6.06 of the Declaration is hereby deleted in its entirety and is replaced with the following:

"Building Materials. The exterior walls of each building constructed or placed on a Lot shall be entirely of brick, brick veneer, stone, stone veneer, stucco, wood, LP SmartSide (or similar engineered wood strand board with an equivalent warranty), or other material that is approved by the City and approved in writing by the Architectural Control Committee. All soffits and fascia must be constructed from wood or hardy plank. No vinyl soffits or fascia will be permitted. No pressboard, metal siding, corrugated or galvanized siding (or any imitation material thereof) shall be allowed. No brick, stone or other material used on the exterior of any building, outside wall, fence, walkway, or other improvement or structure on any Lot shall be stained or painted without the prior written approval of the Architectural Control Committee. All chimneys shall be constructed of brick, stone, or other material approved in writing by the Architectural Control Committee (in no event will a box with metal siding be allowed)."


This Amendment shall be effective on the recordation of this Amendment in the office of the County Clerk of Lubbock County, Texas.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date written below.

EXECUTED this 16th day of DECEMBER, 2024.

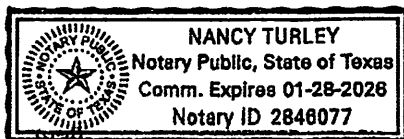
DECLARANT:

STRATFORD POINTE, INC.
a Texas corporation

By: 
R.J. Pipes, President

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on DECEMBER 16th, 2024, by R.J. Pipes, President of Stratford Pointe, Inc., a Texas corporation, in the capacity herein stated.



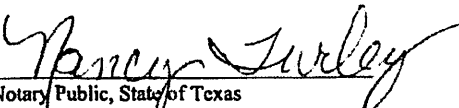
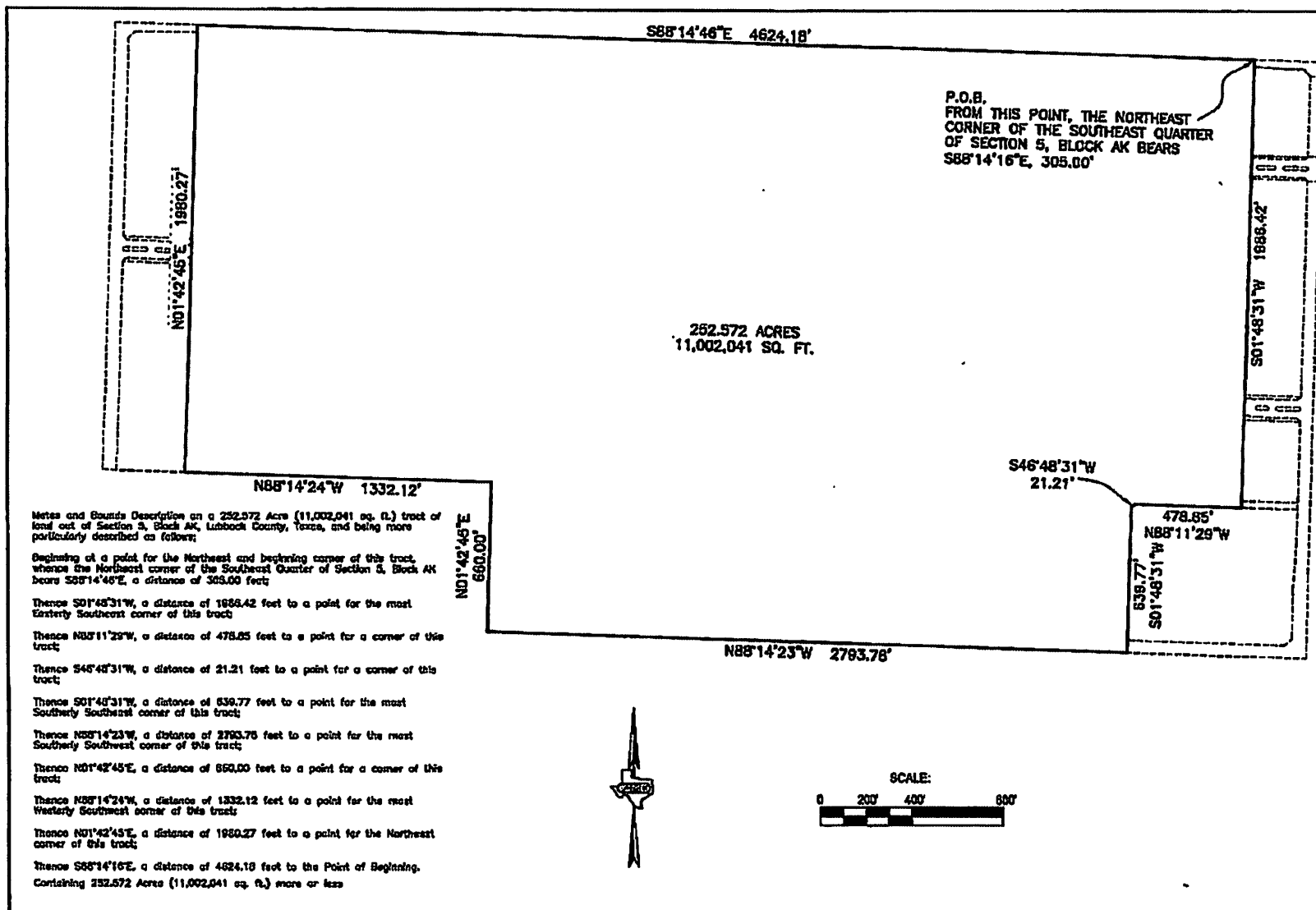

Nancy Turley
Notary Public, State of Texas

EXHIBIT "A"

SOLO PAGE



**CIVIL ENGINEERING
LAND SURVEYING**

AMD

AMD Engineering, LLC
2007 7th Street, Suite 2
Lubbock, TX 79423

Phone: 806-771-4578
Fax: 806-771-7623

Accuracy • Efficiency • Integrity

SKETCH OF RESIDENTIAL LAND ONLY
ON A 252.572 ACRE (11,002,041 SQ. FT.) TRACT OF LAND OUT OF
SECTION 5, BLOCK AK, LUBBOCK COUNTY, TEXAS

PREPARED FOR:
MYERS
DEVELOPMENT

DRAWN BY: JEN
CHECKED BY: JWL
JOB NUMBER: 16147

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/18/2024 02:57 PM
FEE: \$33.00
2024049129