

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 to Declaration.

(a) Section 2.9 of the Declaration is hereby modified and amended to read in its entirety as follows:

“Section 2.9 Mailboxes and Address Blocks.

“Individual mailboxes (if permitted) and cluster mailboxes shall be standardized throughout Celina Creeks of Legacy and shall be constructed in accordance with the Design Guidelines. An address block shall be installed on the front facade of each residence. If permitted by the United States Postal Service, residences may maintain individual brick mailboxes constructed in accordance with the Design Guidelines and any requirements of the United States Postal Service or governmental authority, which individual brick mailboxes shall serve a particular residence constructed on a Lot. Unless otherwise permitted by the United States Postal Service, mailboxes for Lots shall be cluster mailboxes of a standardized design approved in writing by the Architectural Control Committee prior to installation and shall conform to any applicable requirements of the City, the United States Postal Service or other applicable governmental authority, and shall be constructed in accordance with applicable Design Guidelines.

“In the event that any cluster mailbox installed in the Subdivision requires maintenance, replacement or repairs, such maintenance, replacement and/or repairs shall be performed by the Association and the costs and expenses incurred by the Association in connection therewith shall be charged on a pro rata basis (based on the total number of mailbox units within such cluster mailbox) as a special individual assessment to the Owners with mailbox units within the cluster mailbox that has been maintained, repaired and/or replaced.”

(b) Section 1.3 of the Design Guidelines attached as Exhibit C to the Declaration is hereby modified and amended to read in its entirety as follows:

“SECTION 1.3 MAIL BOXES:

“1.3.1 Standard Mail Boxes: If permitted by the United States Postal Service, residences may maintain individual mail boxes constructed out of the same brick color used on the residence it serves, and comply with the materials and details indicated in Exhibit Attachment 1.3.1.1. Unless otherwise permitted by the United States Postal Service, mailboxes for all Lots shall be cluster mailboxes.

“1.3.2 Mail Box Location: If permitted, any individual brick mailboxes serving a residence on a Lot shall be located on the front corner of the Lot between the sidewalk and the street approximately 1 foot inside the property line and situated in such a manner that it is side by side with the mail box to be constructed on the neighboring Lot. Cluster mailboxes utilized by the Lots shall be located as and where required by the United States Postal Service or as otherwise approved by the Architectural Control Committee.”

(c) Exhibit Attachment 1.3.1. Sample Exhibit-Cluster Style Mailboxes is hereby added to Exhibit C of the Declaration.

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

3. Severability. Invalidation of anyone 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.

4. 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.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

EXECUTED to be effective as of the date written above.

DECLARANT:

CTMGT Frontier 80, LLC.,
a Texas limited partnership

By: [Signature]
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, Veronica Parra, a Notary Public, on this day personally appeared Mehrdad Moayed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of CTMGT Frontier 80, LLC, a Texas limited partnership, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of April, 2017.

[SEAL]



Veronica Parra
Notary Public, State of Texas
Veronica Parra
Printed name of Notary

My Commission Expires: April 13, 2017

**DESCRIPTION OF
104.971 ACRES OF LAND**

BEING all of those tracts of land situated in the A. Thomasson Survey, Abstract Number 1265, the William Phillips Survey, Abstract Number 1029, and the J. McKinn Survey, Abstract 889, city of Celina, Denton County, Texas, described by deed to James Chan Wu and Wife Chin-Chao Wu, recorded in Volume 2522, Page 1005, and that tract of land described by deed to CADG Frontier 192, LLC, recorded in Instrument Number 2014-19516, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the most easterly southeast corner of said CADG tract, being the northeast corner of that tract of land described by deed to County Corners Partners LP, recorded in Instrument Number 2004-72653, said Real Property Records, and being in the approximate centerline of Legacy Drive (a paved traveled roadway of undetermined width), the approximate east line of Denton County, and the west line of Collin County, Texas;

THENCE with the north and west lines of said County Corners tract the following courses and distances:

S 89°28'55"W, 227.04 feet departing said east county line and said centerline to the beginning of a curve to the left;

With said curve to the left, an arc distance of 167.94 feet, through a central angle of 40°56'46", having a radius of 235.00 feet, the long chord which bears S 69°00'32"W, 164.39 feet;

S 48°32'09"W, 159.09 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 194.09 feet, through a central angle of 19°40'57", having a radius of 565.00 feet, the long chord which bears S 58°22'38"W, 193.14 feet to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 119.79 feet, through a central angle of 34°19'00", having a radius of 200.00 feet, the long chord which bears S 51°03'36"W, 118.01 feet;

S 33°54'06"W, 214.10 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 81.66 feet, through a central angle of 33°25'18", having a radius of 140.00 feet, the long chord which bears S 17°11'27"W, 80.51 feet;

THENCE S 00°28'48"W, 965.97 feet to the north right-of-way line of Frontier Parkway, described by deed to the City of Celina, recorded in Instrument Number 2008-9821 said Real Property Records;

THENCE S 89°28'22"W, 845.25 feet with said north right-of-way line to the southwest corner of said CADG tract, being in the east line of that tract of land described by deed to Merritt / Thornton Farm Partners L.P., recorded in Instrument Number 99-096579, said Real Property Records;

THENCE N 00°29'27"E, 2464.63 feet, with the common west line of said CADG and the east line of said Merritt / Thornton tract, to the northwest corner of said CADG tract, being the northeast corner of said Merritt / Thornton tract, the southeast corner of that tract of land described by deed to J.H. Merritt, recorded in Volume 194, Page 290, and the southwest corner of aforementioned James Wu tract;

THENCE N 00°29'21"E, 882.00 feet with the common west line of said Wu tract and the east line of said J. H. Merritt tract to the northwest corner of said Wu tract, being the most eastern northeast corner of said J. H. Merritt tract, and being in the south line of that tract described by Trustees Deed to Royce G. Allen, recorded in Volume 2097, Page 310, said Real Property Records;

THENCE N 89°24'55"E, 1739.80 feet with the north line of said Wu tract, returning to the aforementioned east county line, being in the approximate centerline of aforementioned Legacy Drive;

THENCE S 00°30'16"W, 884.05 feet, with the approximate centerline and east county line to the southeast corner of said Wu tract, being the northeast corner of the aforementioned CADG tract;

THENCE S 00°30'30"W, 910.24 feet, continuing with said east county line and approximate centerline of Legacy Drive to the **Point of Beginning** and containing 4,572,525 square feet or 104.971 acres of land more or less.

Description Only

**DESCRIPTION OF
114.028 ACRES OF LAND**

BEING a tract of land situated in the F.D. Gary Survey, Abstract Number 361, and the Wm. Davenport Survey, Abstract Number 262, City of Celina, Collin County, Texas, being the remainder of those tracts of land described by deed to CADG Frontier 192, LLC recorded in Instrument Numbers 20130903001238300 and 20130903001267570, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found at the common southwest corner of said CADG Frontier 192 tract (20130903001238300) and the southwest corner of said CADG Frontier 192 tract (20130903001267570), being in the north line of that tract of land described by deed to Mike A. Myers Investment Holdings, L.P. recorded in Instrument Number 2004-0158476, said Official Public Records, and being in the approximate center line of Frontier Parkway;

THENCE S 89°18'16"W, 886.47 feet with the common south line of said CADG Frontier 192 tract (20130903001267570) and the north line of said Mike A. Myers Investment Holdings tract to the southwest corner of said CADG Frontier 192 tract (20130903001267570), being the southeast corner of that tract of land described by deed to Celina Investment Partners, LTD recorded in Volume 5916, Page 862, said Official Public Records;

THENCE with the common west line of said CADG Frontier 192 tract (20130903001267570) and the east line of said Celina Investment Partners tract the following courses and distances:

N 01°02'21"W, 97.52 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 328.44 feet, through a central angle of 19°30'03", having a radius of 965.00 feet, the long chord which bears N 05°39'24"E, 326.86 feet;

N 12°50'12"E, 146.71 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 1620.15 feet, through a central angle of 114°44'37", having a radius of 809.00 feet, the long chord which bears N 43°46'40"W, 1362.66 feet to the most westerly southwest corner of said CADG Frontier 192 tract (20130903001267570), being the southeast corner of that tract of land described by deed to CTMGT Frontier 80, LLC recorded in Instrument Number 20130909001267970, said Official Public Records;

THENCE with the common west line of said CADG Frontier 192 tract (20130903001267570) and the east line of said CTMGT Frontier 80 tract the following bearings and distances:

N 00°48'18"W, 200.33 feet;

N 12°13'02"W, 222.95 feet;

N 00°30'48"E, 192.77 feet to the south line of said CTGMT Frontier 80 tract, being the most westerly northwest corner of said CADG Frontier 192 tract (20130903001267570);

THENCE with the north lines of said CADG Frontier 192 tracts and the south line of said CTGMT Frontier 80 tract the following bearings and distances:

N 89°11'42"E, 343.68 feet;

N 00°48'18"W, 149.44 feet;

N 89°11'42"E, 484.51 feet;

S 00°48'18"E, 149.44 feet;

N 89°11'42"E, 597.56 feet;

S 00°48'18"E, 70.86 feet;

N 89°11'44"E, 204.23 feet;

N 00°48'18"W, 31.02 feet;

N 89°11'42"E, 144.83 feet;

N 76°13'41"E, 122.04 feet;

N 89°09'11"E, 288.91 feet;

N 89°40'56"E, 710.10 feet;

S 00°06'03"E, 18.17 feet;

N 89°53'57"E, 462.14 feet to the northeast corner of said CADG Frontier 192 tract (20130903001238300), being the southeast corner of said CTGMT Frontier 80 tract;

THENCE S 00°06'38"E, 1478.01 feet with the east line of said CADG Frontier 192 tract (20130903001238300) to the most easterly southeast corner of said CADG Frontier 192 tract (20130903001238300), being the northeast corner of that tract of land (remainder) described by deed to Frontier Tollway Partners, LP recorded in Instrument Number 20070618000828920, said Official Public Records;

THENCE S 88°06'56"W, 1305.69 feet with the common south line of said CADG Frontier 192 tract (20130903001238300) and the north line of said Frontier Tollway Partners tract to the northwest corner of said Frontier Tollway Partners tract, the beginning of a non-tangent curve to the right;

THENCE with the west line of said Frontier Tollway Partners tract and an east line of said CADG Frontier 192 tract (20130903001238300) the following courses and distances:

With said non-tangent curve to the right, an arc distance of 173.74 feet, through a central angle of $28^{\circ}57'45''$, having a radius of 343.71 feet, the long chord which bears $S\ 21^{\circ}11'44''W$, 171.90 feet;

$S\ 35^{\circ}40'35''W$, 121.80 feet to the beginning of a curve to the left;

With said curve to the left, an arc distance of 287.00 feet, through a central angle of $36^{\circ}16'36''$, having a radius of 453.30 feet, the long chord which bears $S\ 17^{\circ}32'17''W$, 282.23 feet;

$S\ 00^{\circ}36'01''E$, 105.49 feet to the southeast corner of said CADG Frontier 192 tract (20130903001238300), being the southwest corner of said Frontier Tollway Partners tract, and being in the north line of aforementioned Mike A. Myers Investment Holdings tract;

THENCE $S\ 89^{\circ}34'04''W$, 21.21 feet with the common south line of said CADG Frontier 192 tract (20130903001238300) and the north line of said Mike A. Myers Investment Holdings tract to the **Point of Beginning** and containing 4,967,043 square feet or 114.028 acres of land more or less.

Description Only

**DESCRIPTION OF
80.701 ACRES OF LAND**

BEING a tract of land situated in the Wm. Davenport Survey, Abstract Number 262 and the F. D. Gray Survey, Abstract Number 361, Collin County, Texas, being the entire remaining portion of that called 33.0 acre tract of land described in deed to Mary C. Mays as recorded in Volume 3415, Page 98 of the Official Public Records of Collin County, Texas and being a portion of that called 113.73 acre tract of land described in deed to Frontier Tollway Partners, LP as recorded in Instrument Number 20070618000828920 of said Official Public Records and being a portion of that called 125.52 acre tract of land described in deed to Celina Investment Partners, LTD as recorded in Instrument Number 2005-0062329 of said Official Public Records and being more particularly describe by metes and bounds as follows;

COMMENCING at the southwest corner of said 125.52 acre tract and lying in the approximate intersection of County Line Road (Legacy Drive) and County Road No. 5 (Frontier Parkway) both roads being a variable width right-of-way;

THENCE N 00°30'48"E, along the west line of said 125.52 acre tract and the approximate centerline of said County Line Road, 1492.66 feet to the **POINT OF BEGINNING**;

THENCE N 00°30'48"E, 1011.26 feet, continuing with said west line and North County line Road, to the northwest corner of said 125.52 acre tract and the southwest corner of said Mays tract;

THENCE N 00°23'44"W, 60.00 feet along the west line of said Mays tract and centerline of said County Line Road, to the southwest corner of that called 10.0 acre tract of land described in deed to Carl P. Parrish and Dale Parrish as recorded in Volume 5335, Page 7579 of said Official Public Records;

THENCE N 89°09'02"E, 753.03 feet with the south line of said 10.0 acre tract and the north line of said Mays tract;

THENCE N 00°16'45"W, 600.61 feet with the common line of said 10.0 acre and Mays tracts to the most northerly northwest corner hereof and lying in the south line of that certain tract of land described in deed to Donnye McCully as recorded in Instrument Number 2012032300033840 of said Official Public Records;

THENCE N 88°13'57"E, 1062.60 feet with the north line of said Mays tract;

THENCE S 89°51'14"E, 348.31 feet continuing with the north line of said Mays tract to the northeast corner of said Mays tract and the northwest corner of said Frontier Tollway tract ;

THENCE N 89°27'22"E, 753.95 feet with the north line of said Frontier Tollway tract;

THENCE N 89°45'31"E, 804.65 feet continuing with said north line a to the northeast corner hereof and said Frontier Tollway tract, being the northwest corner of that certain tract of land described in deed to 117 Farm Tollway Ltd as recorded in Instrument Number 2005-0088512 of said Official Public Records;

THENCE S 00°06'38"E, 1036.37 feet with the common line of said Frontier and 117 Farm Tollway tracts passing the common west corner for said 117 Farm Tollway and that certain tract of land described in deed to Parvin Ranchers LP as recorded in Instrument Number 20090707000849620 of said Official Public Records;

THENCE over and across said Frontier Tollway and Celina Investment Partners tracts the following twenty-one (21) courses and distances:

S 89°53'57"W, 462.14 feet;

N 00°06'03"W, 18.17 feet;

S 89°40'56"W, 710.10 feet;

S 89°09'11"W, passing at 97.73 feet, the common east and west line of said Frontier Tollway and Celina Investment Partner tracts, in all a distance of 288.91 feet;

S 76°13'41"W, 122.04 feet;

S 89°11'42"W, 144.83 feet;

S 00°48'18"E, 31.02 feet;

S 89°11'44"W, 204.23 feet;

N 00°48'18"W, 70.86 feet;

S 89°11'42"W, 597.56 feet;

N 00°48'18"W, 149.44 feet;

S 89°11'42"W, 484.51 feet;

S 00°48'18"E, 149.44 feet;

S 89°11'42"W, 343.68 feet;

S 00°30'48"W, 192.77 feet;

S 12°13'02"E, 222.95 feet;

S 00°48'18"E, 200.33 feet to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left an arc distance of 14.09 feet, through a central angle of 00°59'53", having a radius of 809.00 feet, the long chord of which bears S 78°21'04"W, 14.09 feet, the beginning of a reverse curve to the right:

With said reverse curve to the right an arc distance of 179.75 feet, through a central angle of 02°43'34", having a radius of 3778.00 feet, the long chord of which bears S 74°15'44"W, 179.73 feet, the beginning of a compound curve to the right:

With said compound curve to the right an arc distance of 139.28 feet, through a central angle of 10°35'52", having a radius of 753.00 feet, the long chord of which bears S 80°52'08"W, 139.08 feet;

THENCE N 89°39'26"W, 98.92 feet, to the **POINT OF BEGINNING** and containing 3,515,336 square feet or 80.701 acres of land more or less.

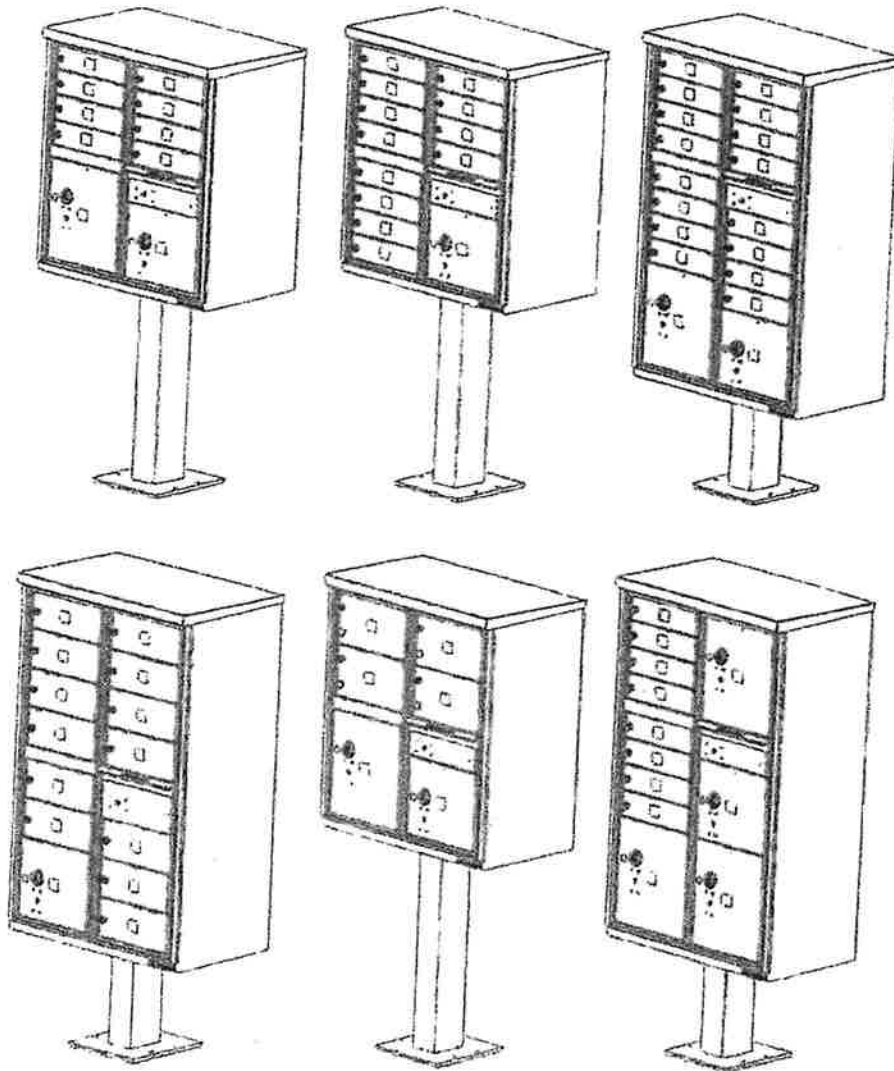
Description only

EXHIBIT ATTACHMENT 1.3.1

SAMPLE EXHIBIT - CLUSTER STYLE MAILBOXES

FINAL TYPE AND LOCATION OF CLUSTER MAILBOXES IS SUBJECT TO PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL REVIEWER AND THE DECLARANT AND THE U.S. POSTAL SERVICE WHEN REQUIRED.

vital™ cluster box units
All Types - 1570 "F" Series



AF FLORENCE
manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • 800.275.1747
A CORPUS CHRISTI INDUSTRIES COMPANY

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GENERAL INFORMATION AND ADVISORIES



ATTENTION!

CAUTION -- Transportation

- Lay boxes flat. Do not stand on end as box could fall over and cause injury.
- Cluster Box Units (CBU) are heavy. Use caution when lifting and carrying to avoid injury.

CAUTION -- Handling

- Use caution when lifting and carrying Cluster Box Units (CBU) to avoid injury.
- Pinch hazard exists when placing unit on foundation.
- Keep fingers and hands clear to avoid injury.

CAUTION -- Installation

- Cluster Box Units (CBU) are heavy. Do not stand CBU up without support to prevent tipping.
- Units may tip off unsecured anchors, possibly resulting in the CBU colliding with a person and causing serious injury.
- CBU is also front-heavy when master load doors are open. Unit should be anchored or held in place until secured to foundation. Installer should support unit or have assistance holding the unit in place before opening the master load doors. Failure to do so could result in serious injury.

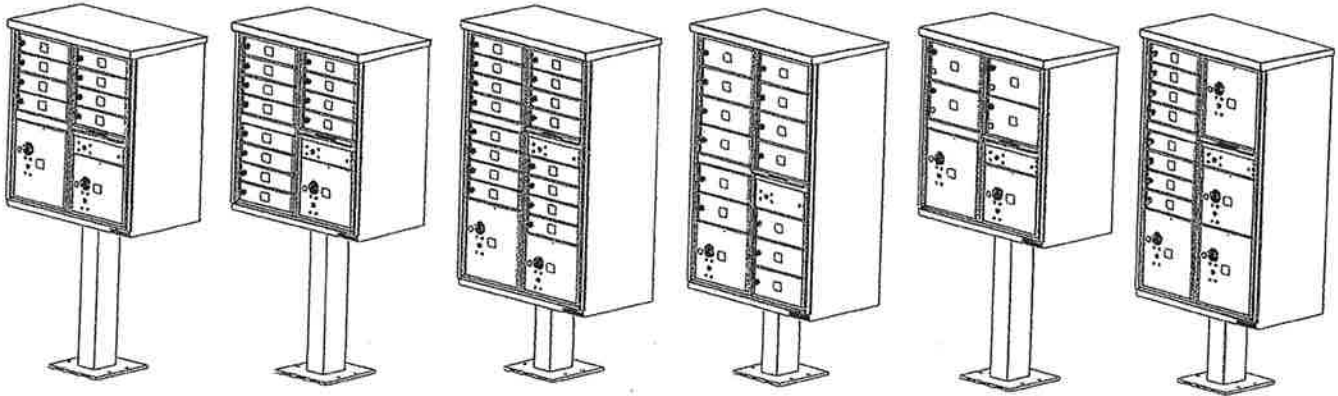
CBU PRODUCT INFORMATION

vital™ cluster box units - 1570 Series



Florence vital™ cluster box units are an officially licensed product of the US Postal Service for centralized mail delivery.

License #1CDSEQ-08-B-0012



1570-8 (TYPE I) 1570-12 (TYPE II) 1570-16 (TYPE III) 1570-13 (TYPE IV) 1570-4T5 (TYPE V) 1570-8T6 (TYPE VI)

	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
INSTALLED HEIGHT	62"	62"	62"	62"	62"	62"
DEPTH	18"	18"	18"	18"	18"	18"
WIDTH	30 - 1/2"	30 - 1/2"	30 - 1/2"	30 - 1/2"	30 - 1/2"	30 - 1/2"
PEDESTAL HEIGHT	28 - 1/2"	28 - 1/2"	14 - 1/2"	14 - 1/2"	28 - 1/2"	14 - 1/2"
WEIGHT (WITHOUT PEDESTAL)*	107 LBS	111 LBS	147 LBS	137 LBS	112 LBS	148 LBS
WEIGHT (WITH PEDESTAL)*	125 LBS	129 LBS	162 LBS	152 LBS	130 LBS	163 LBS
QTY OF STANDARD COMPARTMENTS	8	12	16	13	4	8
STANDARD COMPARTMENT HEIGHT	3 - 1/4"	3 - 1/4"	3 - 1/4"	5"	6 - 1/2"	3 - 1/4"
QTY OF PARCEL COMPARTMENTS	2	1	2	1	2	4
PARCEL COMPARTMENT HEIGHT	10", 13"	10"	10", 13"	10"	10", 13"	10", 13"

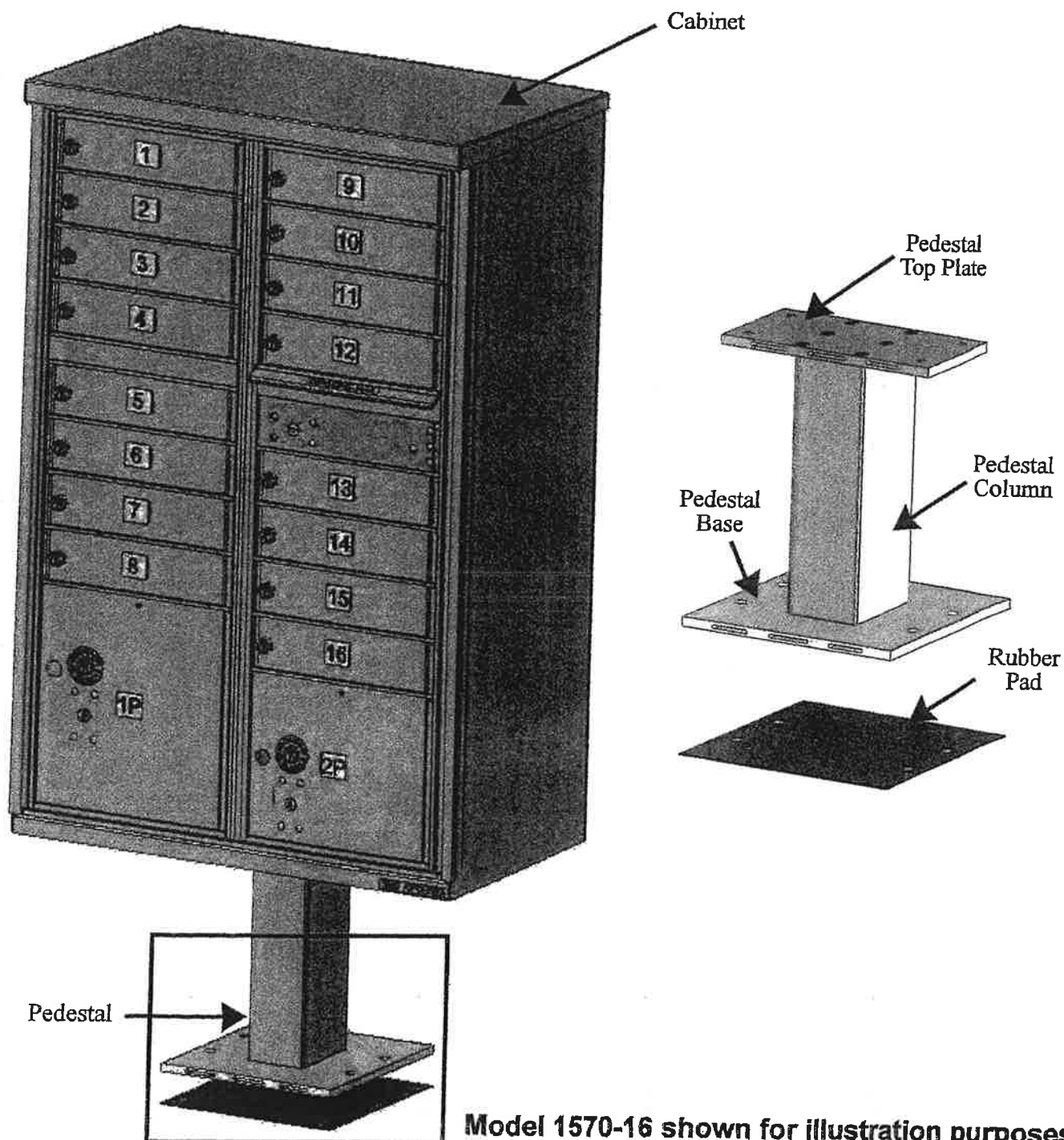
* Weights do NOT include packaging - product only.

Note: For installation of Florence vogue™ decorative CBU accessories, please refer to manual located within the vogue™ product packaging.

GET TO KNOW YOUR FLORENCE CBU

vital™ cluster box unit - 1570 "F" Series

Before the assembly process begins, please review the illustration below. The major components that you will be working with, and that are referred to in this instruction manual, are identified so as you are installing your vital™ cluster box unit (CBU), you will be familiar with the terms that are used.



Model 1570-16 shown for illustration purposes

HARDWARE AND COMPONENTS

vital™ cluster box unit - 1570 "F" Series

The CBU cabinet and pedestal are packaged separately. Below is a list of components and hardware you will receive in each package.

- Pedestal Package
 - Template - guide to locate pedestal base anchors
 - Rubber Pad - installed between ground and pedestal base
 - Pedestal - fully assembled
- Cabinet Package
 - CBU mailboxes and parcel lockers in protective cabinet
 - Hardware kit in plastic bag (shipped inside unit compartment) that includes:
 - Pedestal hardware
 - Tenant keys
 - Parcel keys and tags
 - Installation manual
 - Cleaning instructions
 - Parcel door hardware (in plastic bag inside cabinet) - (2) McGard and (3) two-way screws; (4) Arrow Lock nuts; and panel lock covers attached with temporary plastic fasteners.

NOTE: Anchors are not included with this product. Anchoring system selection coincides with type of installation planned and should be purchased separately.

- Outdoor Installation – anchoring systems for concrete pads are discussed in the next section, "Concrete Foundation Preparation".



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/12/2017 03:49:26 PM
\$90.00 SCAPELA
20170412000468040