

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**FIRST AMENDMENT TO THE COVENANTS,  
CONDITIONS, AND RESTRICTIONS EXHIBIT D-  
LIFESTYLE GUIDELINES SECTION 24:  
LETARA HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                    )  
  )  
COUNTY OF TARRANT            )           **KNOW ALL MEN BY THESE PRESENTS**

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR LETARA HOMEOWNERS ASSOCIATION, INC. (“Notice”) is made October 18, 2023 by Letara Homeowners Association, Inc. (“The Association”)**

**WITNESSETH:**

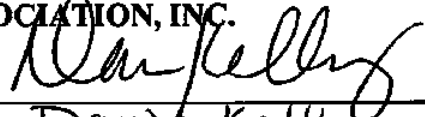
**WHEREAS**, the Association is the property owners’ association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for LETARA ;** and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners’ association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instrument in the real property records of **TARRANT County, Texas**, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **LETARA** subdivision (“Owner”).

**NOW THEREFORE**, the AMENDMENT to Exhibit “D” Section 24. Attached hereto are originals and are hereby filed of record in the real property records of **TARRANT County, Texas**, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

**LETARA HOMEOWNERS  
ASSOCIATION, INC.**  
By:   
Name: Dawn Kelly  
Title: Authorized Agent

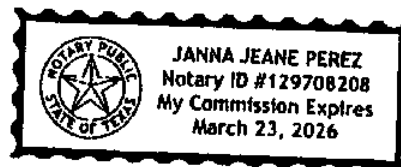
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of LETARA HOMEOWNERS ASSOCIATION, INC. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 18<sup>th</sup> day of October, 2023

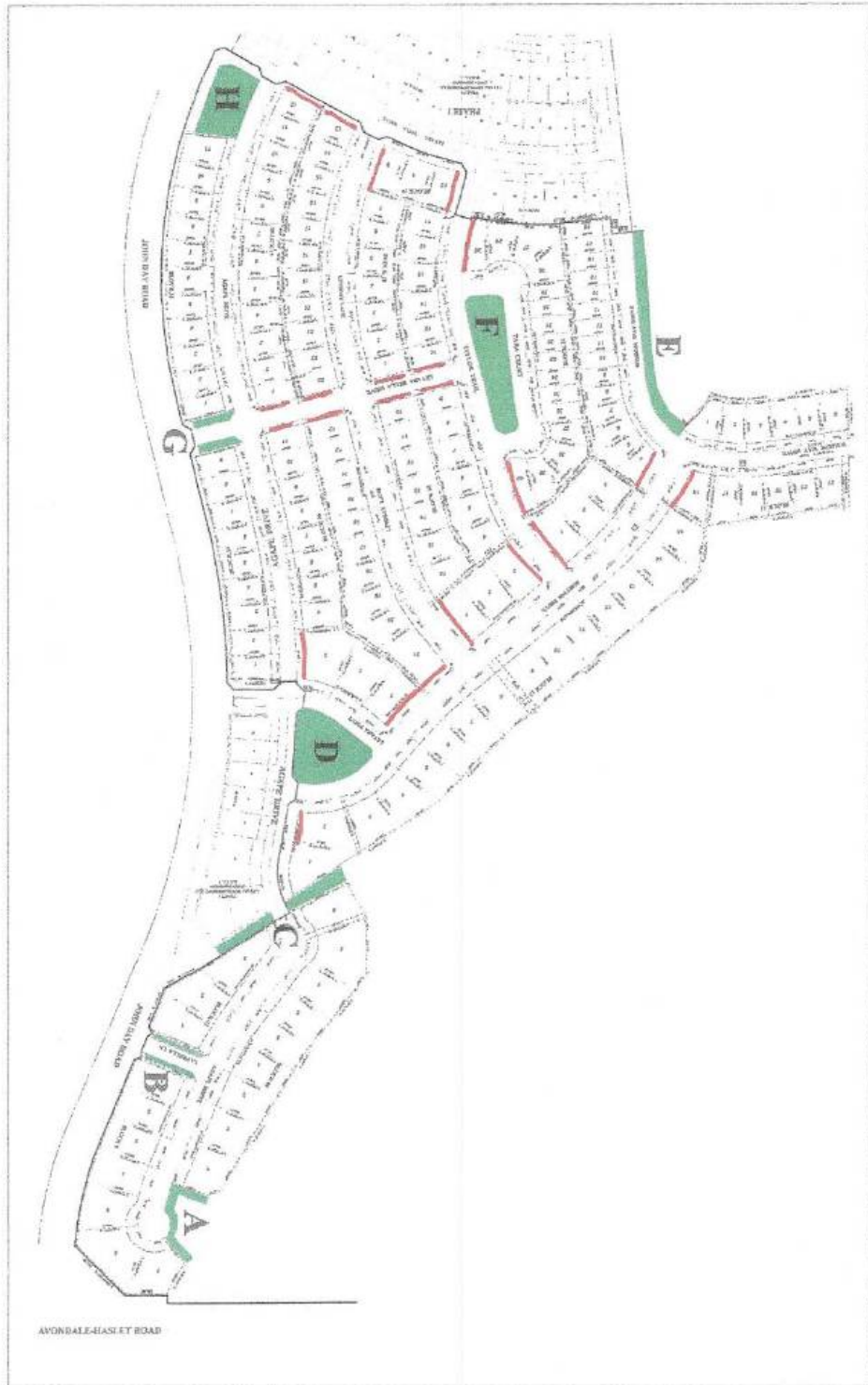


## **Lifestyle Guidelines:**

### **24. Fences**

Fences are required on all lots within LeTara using approved fencing for the applicable lot.

- All fences on a residential lot abutting an open space must be wrought iron.
- Lots marked on Exhibit "E", recorded as Document No. 222209320 recorded by the Tarrant County Clerk, Tarrant County, Texas, shown in the attachment Exhibit "E" (in red) do not abut to an open space and this requirement does not apply. However, wrought iron fences can certainly be installed. These lots (denoted in red) typically front on one street, but have a side- yard that is adjacent to another street. When a side-yard is adjacent to a street, a minimum of an 8-foot cedar fence can be installed along the side- yard. Cedar pickets shall be a number 2 grade or better. All fencing is to be stained using Wood Defender in semitransparent Dark Sierra. In addition, minimum of 15 gallon Muskogee crape myrtles in light pink are to be planted in front of these fences at a minimum of every fifteen (15) feet.
- All fences on the front of residential lots parallel to the street and between residences must be approved bronze steel fencing requiring ACC approval. All Lot boundaries adjacent to public open space, amenities or other locations determined by the ACC shall utilize the approved bronze steel fencing. The ACC will dictate the design and location of such fencing and provide this information to each prospective homeowner or builder, prior to contracting. The fencing will be installed before move in.
- Fences constructed between residences can be wood. The ACC will review such lot and recommend adjustments to this fencing plan as deemed necessary. Fence heights between residences shall be a minimum of six (6) feet in height and shall extend along the side property lines from the rear property line to the house structure. Wood fences between residences shall be constructed with a minimum of #2 spruce or cedar boards and shall be single faced with 1" x 4" pickets placed side by side and capped with a 2" x 8" cap with 1" x 4" trim under the cap. Fence posts shall be a minimum of 2 3/8" diameter galvanized round steel post set in concrete and spaced no more than eight (8) feet apart. All wood fences shall be stained and sealed using a medium brown or cedar semitransparent stain. Fences shall be set back a minimum of five (5) feet from the front face of the exterior wall that contains the residence's primary front entrance.
- No plastic, vinyl, nor chain link fencing is allowed.
- All fences, whether constructed by the Owner or builder shall be maintained to like new conditions, consistently stained per the guidelines. In the event a fence or wall is damaged or destroyed, the Owner shall repair or reconstruct per the guidelines, at the same setback, within three (3) weeks of the damage.
- If a pet guard is needed on a decorative wrought iron fence, the only approved solutions is a 2" x 4" x 18" tall wire mesh, painted to match the wrought iron fencing.



**PRELIMINARY - NOT FOR CONSTRUCTION**  
 These documents are Preliminary and are for Preliminary Pricing Only.

**Overall Key Plan**



L1.00

NO.	REVISION

**Overall Key Plan**  
**LETARA - PHASE 2 LANDSCAPE**  
 O'Flinn Design Group, LLC  
 1520 Yorkshire Road  
 Fort Worth, Texas 76116  
 817.271.3666  
 CITY OF WADSWORTH, TEXAS

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