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AFTER RECORDING, RETURN TO:  
The Retreat at Stonebriar Homeowners' Association, Inc.  
c/o Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006

**FIRST AMENDMENT TO SUBORDINATE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR THE MILLSTONE ESTATES  
HOMEOWNERS ASSOCIATION, INC.  
(NOW KNOWN AS THE RETREAT AT STONEBRIAR  
HOMEOWNERS' ASSOCIATION, INC.)  
FRISCO, TEXAS**

THIS FIRST AMENDMENT TO SUBORDINATE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MILLSTONE ESTATES HOMEOWNERS ASSOCIATION, INC. (*now known as The Retreat At Stonebriar Homeowners' Association, Inc.*) (this "Amendment") is made and entered by CADG Warren Parkway, LLC, a Texas limited liability company ("Declarant"/"Owner").

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PRELIMINARY STATEMENTS

WHEREAS, Declarant executed that certain Subordinate Declaration of Covenants, Conditions and Restrictions for The Millstone Estates Homeowners Association, Inc. dated July 9, 2015, and recorded in Document Number 20150710000846130 of the Official Public Records of Collin County, Texas, reference to which record is here made for all purposes (the "Declaration").

WHEREAS, on or about May 11, 2017, the Association filed a Certificate of Amendment to the Certificate of Formation of the Association to change the name of the Association from "Millstone Estates Homeowner's Association, Inc." to "The Retreat at Stonebriar Homeowners' Association, Inc.;"

WHEREAS, in accordance with the terms of the Declaration, including, without limitation, Section 8.6 thereof, the Declarant, which still owns a portion of the Property subject to the Declaration, has the right at any time and from time-to-time without the joinder or consent of any other party, to unilaterally amend the Declaration by any instrument in writing duly signed, acknowledged, and filed for record in Collin County, Texas.

WHEREAS, Declarant hereby desires to amend and modify the Declaration as hereinafter provided by this Amendment, which shall run with the land and title subject to the

Declaration, as amended by this Amendment, and shall be binding on all persons having any right, title or interest in all or any portion of the real property now or hereafter made subject to the Declaration, as amended by this Amendment, and their respective heirs, legal representatives, successors-in-title and assigns.

NOW, THEREFORE, Declarant does hereby adopt this Amendment as follows:

1. Definitions. Unless otherwise defined in this Amendment, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. Amendment(s). The Declaration is hereby modified and amended in the following respects:

(a) Name Change.

(i) The following Paragraph A of the Recitals of the Declaration are hereby deleted and replaced in its entirety with the following:

“A. Declarant is the owner of the real property in Collin County, Texas, described on Exhibit A attached hereto (the “Property”). The Declarant has or will cause the Property to be developed as one or more Phases (as defined below) of a subdivision to be known as “Millstone Estates” (the “Subdivision”) being an addition to the Town of Frisco, Texas (the “City”), and part of a master planned community governed by the “Millstone Estates Master Association” (the “Master Association”).”

(ii) The definition of “Association” in Section 1.2 of the Declaration is hereby deleted and replaced in its entirety with the following:

“ “Association” means The Retreat at Stonebriar Homeowners’ Association, Inc., a Texas non-profit corporation, or such other homeowners’ association name selected and available at the time of formation and established as provided in this Declaration.”

(iii) Any additional reference to “The Millstone Estates Homeowners Association, Inc.” in the Declaration shall be deleted and replaced with “The Retreat at Stonebriar Homeowners Association, Inc.”

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

4. Severability. Invalidation of any 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.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the date set forth above.

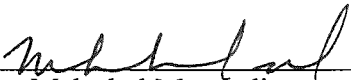
**DECLARANT:**

CADG Warran Parkway, LLC,  
a Texas limited liability company

By: CADG Holdings, LLC,  
a Texas limited liability company  
its Sole Member

By: MMM Ventures, LLC,  
a Texas limited liability company  
its Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
its Manager

By:   
Name: Mehrdad Moayedi  
Title: Manager

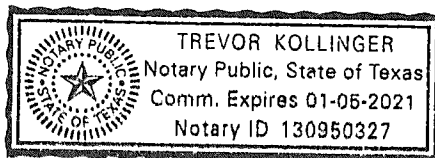
STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moayedi, the Manager of 2M Ventures, LLC, Manager of MMM Ventures, LLC, Manager of CADG Holdings, LLC, the Sole Member of CADG Warrant Parkway, LLC, a Texas limited liability company, on behalf of such company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said manager on behalf of said such entities, and in the capacity(ies) therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 11 day of May, 2017.

  
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Notary Public, State of Texas

[SEAL]



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
05/12/2017 02:29:22 PM  
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