



**FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS**  
**Southwest Office Park**  
**(Southwest Office Park Addition, Tracts A through H)**

This First Amended Declaration ("Amendment") is made by JKLM Investments, a Texas general partnership ("Declarant"), and certified by South West GO Property Owners Association, Inc., a Texas nonprofit corporation.

WHEREAS, a certain instrument entitled **Declaration of Restrictive Covenants** was executed by Declarant and recorded as Document No. **2022047928**, in the Official Public Records of Lubbock County, Texas ("Original Declaration");

WHEREAS, Paragraph 10.02 of the Original Declaration provides that the Original Declaration may be amended with the affirmative vote of the Owners entitled to cast at least sixty-seven percent (67%) of the number of votes entitled to be cast under Paragraph 6.03 of the Original Declaration;

WHEREAS, Paragraph 6.03 of the Original Declaration provides each Owner will have one (1) vote for each Lot owned, and Declarant will have ten (10) votes for each Lot it owns;

WHEREAS, Texas Property Code Sec. 209.0041(h) also provides a declaration may be amended by a vote of 67 percent of the total votes allocated to property owners entitled to vote on the amendment of the declaration;

WHEREAS, Declarant has 94.34% of the number of votes entitled to be cast, a sufficient number of votes to amend the Original Declaration;

WHEREAS, Section 4.06 of the Declaration provides for certain requirements related to Structure Size of structures to be constructed on the Lots; and

WHEREAS, Declarant desires to amend Section 4.06 to reduce the structure size allowed due to parking limitations:

THEREFORE, the undersigned, does delete Paragraph 4.06 of the Declaration in its entirety and replace it with the following:

**"Structure Size; Building Materials.** All one-story structures will contain at least twenty-two hundred (2,200) square feet of enclosed space, exclusive of porches (open or covered) and decks. All two-story structures will contain at least twenty-two hundred (2,200) square feet of enclosed space, exclusive of porches (open or covered) and decks. All building materials must be approved by the Architectural Committee, and only new building materials (except for used brick) will be used for constructing any Improvements. Exposed metal roof decks that reflect light in a glaring manner, such as galvanized-steel sheets, are specifically prohibited. Other roofing materials may be used with the Architectural Committee's written consent, which may specify a minimum quality or grade of materials. All projections from a structure, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways must match the color of the surface from which they project, or must be of a color approved by the Architectural Committee. No highly reflective finishes (other than glass, which may not be mirrored) will be used on exterior surfaces (other than surfaces of hardware fixtures), including but not limited to the exterior surfaces of any Improvements.

"Eighty percent (80%) of the front and sides of the exterior walls of all structures must be constructed of Masonry, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, and trim work.

"Garages are prohibited on any Lot."

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 2nd day of January, 2023.

**DECLARANT:**

JKLM Investments, a Texas general partnership

By: [Signature]  
Keith McNeese, General Partner

By: [Signature]  
Chris McNeese, General Partner

BY: CLRVW Properties, LLC, a Texas limited liability company, General Partner

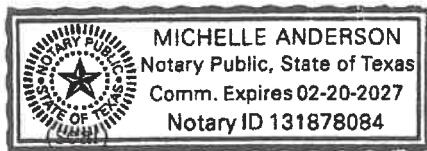
By: [Signature]  
Kevin Reed, Manager

**Acknowledgments**

**STATE OF TEXAS**  
**COUNTY OF LUBBOCK**

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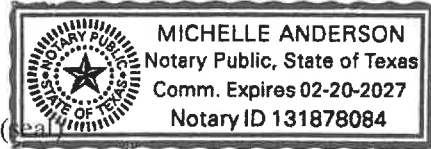
This instrument was acknowledged before me on 2nd January, 2023, by Keith McNeese, General Partner of JKLM Investments, a Texas general partnership, on behalf of said entity.



[Signature]  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on 2nd January, 2023, by Chris McNeese, General Partner of JKLM Investments, a Texas general partnership, on behalf of said entity.



A handwritten signature in blue ink, appearing to be "M. Anderson", written over a horizontal line.

Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on 2nd January, 2023, by Kevin Reed, Manager of CLR VW Properties, LLC, a Texas limited liability company, General Partner of JKLM Investments, a Texas general partnership, on behalf of said partnership.



A handwritten signature in blue ink, appearing to be "M. Anderson", written over a horizontal line.

Notary Public, State of Texas

## CERTIFICATION OF AMENDMENT

STATE OF TEXAS     §  
LUBBOCK COUNTY   §

The undersigned, as President and Secretary of South West GO Property Owners Association, Inc., a Texas nonprofit corporation, certifies as to the following:

1.     Declarant, JKLM Investments, a Texas general partnership, owns Tracts A, B, C, D, and E, Southwest Office Park Addition, and is entitled to fifty (50) votes under Paragraph 6.03 of the Declaration of Restrictive Covenants recorded as Document No. 2022047928, in the Official Public Records of Lubbock County, Texas (“Original Declaration”).
2.     Tracts F, G, and H, Southwest Office Park Addition are owned by SPE Salvi, LLC; ACS Holdings, LLC; and Purpose Marketing Investments, LLC, respectively. Each of these Owners are entitled to one (1) vote under Paragraph 6.03 of the Original Declaration.
3.     The amendment has been approved by Owners entitled to cast at least sixty-seven percent (67%) of the number of votes entitled to be cast under Section 6.03 of the Original Declaration.
4.     The Original Declaration is amended as follows:

- a.     Paragraph 4.06 of the Declaration is hereby deleted in its entirety and is replaced with the following:

“Structure Size; Building Materials. All one-story structures will contain at least twenty-two hundred (2,200) square feet of enclosed space, exclusive of porches (open or covered) and decks. All two-story structures will contain at least twenty-two hundred (2,200) square feet of enclosed space, exclusive of porches (open or covered) and decks. All building materials must be approved by the Architectural Committee, and only new building materials (except for used brick) will be used for constructing any Improvements. Exposed metal roof decks that reflect light in a glaring manner, such as galvanized-steel sheets, are specifically prohibited. Other roofing materials may be used with the Architectural Committee’s written consent, which may specify a minimum quality or grade of materials. All projections from a structure, including but not limited to chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways must match the color of the surface from which they project, or must be of a color approved by the Architectural Committee. No highly reflective finishes (other than glass, which may not be mirrored) will be used on exterior surfaces (other than surfaces of hardware fixtures), including but not limited to the exterior surfaces of any Improvements.

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“Garages are prohibited on any Lot.”

{Remainder of page intentionally blank. Signatures follow.}

EXECUTED as of 2nd January 2023.

South West GO Property Owners Association, Inc.,  
a Texas nonprofit corporation

By: [Signature]  
Kevin Reed, President

By: [Signature]  
Chris McNeese, Secretary

**Acknowledgements**

STATE OF TEXAS §  
LUBBOCK COUNTY §

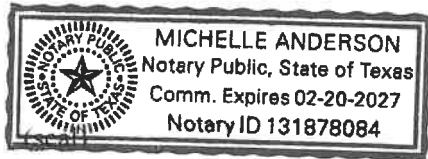
This instrument was acknowledged before me on 2nd January, 2023, by Kevin Reed, President of South West GO Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



[Signature]  
Notary Public – State of Texas

STATE OF TEXAS §  
LUBBOCK COUNTY §

This instrument was acknowledged before me on 2nd January, 2023, by Chris McNeese, Secretary of South West GO Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



[Signature]  
Notary Public – State of Texas