

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 145032

ERecordings-RP

CORRECTION

Recorded On: November 13, 2019 03:15 PM

Number of Pages: 6

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" Examined and Charged as Follows: "

Total Recording: \$46.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

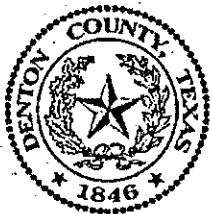
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 145032  
Receipt Number: 20191113000584  
Recorded Date/Time: November 13, 2019 03:15 PM  
User: Lisa V  
Station: Station 36

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERRORS**  
[Texas Property Code, Section 5.028]

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Parkmont Place Townhome Owners Association, Inc. Subordinate Declaration dated June 21, 2017 and recorded on June 21, 2017, as Instrument No. 74033 in the Official Public Records of Denton County, Texas (the "Declaration") contained the following typographical or other minor errors:

**WITNESSETH:**

WHEREAS, the Maintenance Chart displayed as Exhibit C in the Declaration contained certain error in language or execution and should be corrected; and

NOW THEREFORE, the Exhibit C Maintenance Chart is hereby deleted and replaced in its entirety with the Exhibit C Maintenance Chart attached hereto.

Affiant is knowledgeable of the Declaration and the intention of the parties in this regard. Affiant is the Declarant named under the Subordinate Declaration. A copy of the original Subordinate Declaration is not attached.


Executed as of this 7<sup>th</sup> day of November, 2019.

**DECLARANT:**  
CADG Riverwalk, LLC,  
a Texas limited liability company

By: CADG Holdings, LLC  
a Texas limited liability company  
Its Sole Manager & 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  
Its: Manager

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

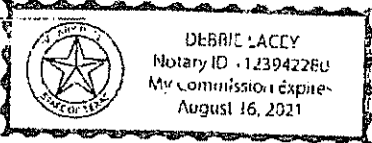
BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Muayedj, Manager of 2M Ventures, LLC, a Delaware limited liability company, Manager of MMM Ventures, LLC, a Texas limited liability company, Sole Manager and Sole Member of CADG Holdings, LLC, a Texas limited liability company, and Manager of CADG Riverwalk, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, and as the act and deed of said entity, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of Nov, 2019.

Debra Lacey  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

[SEAL]



**APPENDIX "C"**  
**MAINTENANCE RESPONSIBILITY CHART**

"all aspects" includes maintenance, repair and replacement, as needed"

<b>Component of Property</b>	<b>Area of Common Responsibility</b>	<b>Owner Responsibility</b>
Roofs	Shingles, flashing, decking, felt/tarpaper and parapet	all other aspects, including roof top deck finished surface
Roof-mounted attachments	None	All aspects
Exterior vertical walls of Townhome Buildings, other exterior features of Townhome Buildings not specifically listed in chart	Outermost materials only, such as siding, stucco and brick, and any coatings or surface treatments on the material, such as paint or sealant	All other aspects, including wall cavities and insulation
Townhome Building foundations, patio slabs and A/C slabs	None	All aspects, including tolerance for minor cracks that are inevitable results of the natural movement of soil (expansion and contraction), shrinkage during the curing of the concrete and settling of the Townhome Building
Concrete driveways and sidewalks	All structural aspects	Routine cleaning and tolerance for minor cracks that are inevitable results of the natural expansion and contraction of soil, shrinkage during the curing of the concrete and settling of the Townhome Building
Retaining walls	All aspects	None
Displays of street numbers on exterior doors or Townhome Building surfaces	All aspects	None
Gutters and downspouts	All aspects	None
Grounds – outside the fenced yards (if any).	All aspects	None
Yard irrigation system (sprinkler)	All aspects	None
Exterior light fixtures on Townhome Buildings	None	All aspects

Appendix "C"

<b>Component of Property</b>	<b>Area of Common Responsibility</b>	<b>Owner Responsibility</b>
Garages	None	All aspects. Includes routine interior cleaning, interior wall and ceiling materials, garage door, pedestrian door, automatic garage door opener, remote controls, interior light fixture, interior electrical outlets.
Insulation and weather-stripping	None	All aspects
Chimneys and fireplaces	None	All aspects
Fences and gates around private Townhome yards ( if any)	None	All aspects
Townhome interiors, including improvements, fixtures, partition walls and floors within Townhome	None	All aspects including but not limited to all electrical and plumbing components
Sheetrock in Townhomes (walls and ceilings) and treatments on walls	None	All aspects
Improvements and grounds in private patio/yards	None	All aspects
Exterior doors of Townhomes	None	All aspects of the garage door, and all aspects of other doors, including paint, door frame, door, glass panes, hardware, locks, peep-holes, thresholds, weather stripping and doorbells
Windows	Periodic exterior caulking in connection with exterior painting	All other aspects, including window frames, window sill flashings, window seals and sealants, screens, window locks, glass panes, glazing, interior caulking
Water, sewer, electrical lines and systems	None for lines and systems serving the Lots	All aspects of lines and systems serving the Lot
Heating and cooling systems and water heaters	None	All aspects
Intrusion alarms on doors/windows, smoke/heat detectors, monitoring equipment	None	All aspects

Appendix "C"

<b>Component of Property</b>	<b>Area of Common Responsibility</b>	<b>Owner Responsibility</b>
Cable for television or Internet	Standards for location and appearance of cable and/or conduit	All other aspects
Television Antennas and satellite dishes	Standards for location and appearance of exterior-mounted devices	All other aspects

Note 1: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such a component.

Note 2: If the Owner is responsible for a component of the Townhome Building that is shared with one or more other Townhomes in the Townhome Building, such as roof trusses and the foundation, the responsibility is shared by the Owners of all the Townhomes in the Townhome Building. If the Owners of the Townhomes in the Townhome Building cannot agree on an equitable division of the costs based on the circumstances, the division will be equal among the Townhomes although one Townhome may be more affected than the others. If the Owners of the Townhomes cannot agree on any aspect of maintenance that requires their joint participation, the matter will be decided by a 3-person ad hoc committee appointed by the Board.

Note 3: If an Owner fails or refuses to perform necessary maintenance, repair, or replacement, the Association may perform the work after giving required notices to the Owner.

Note 4: This Maintenance Responsibility Chart may be revised by the Association, with the approval of Owners representing at least a Majority of the Lots in the Property. A revised Chart must be recorded in the Real Property Records of Denton County, Texas. **The Declarant may revise this Maintenance Responsibility Chart at any time during the Development Period without consent or joinder of the Owners. After the period of Declarant control the Board may revise this Maintenance Responsibility Chart at any time and from time to time with a majority vote of the Board. Revisions to the Maintenance Chart must be provided to the Owners by delivering a copy of the revised Chart to Owners by U.S. mail and if applicable, posted to the Association's website.**