

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 141635

ERecordings-RP

CORRECTION

Recorded On: November 16, 2017 01:08 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 141635  
Receipt Number: 20171116000351  
Recorded Date/Time: November 16, 2017 01:08 PM  
User: Melissa K  
Station: Station 40

**Record and Return To:**

eRx



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]

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Covenants, Conditions, and Restrictions recorded on April 6, 2015, as Document Number 2015-34127, Denton County Clerks, by Valencia on the Lake Homeowners Association, Inc. contained the following *typographical or other minor* errors:

**WITNESSETH:**

**WHEREAS**, Article 10, Section 10.7, Uniform Rate of Assessments of the Covenants, Conditions, and Restrictions for Valencia on the Lake Homeowners Association, Inc. were filed under Clerk's Document 2015-34127 in the Official Public Records of Denton County, Texas (herein referred to as the "CCR's") and any amendment thereto; and

**WHEREAS**, Article 10, Section 10.7, Uniform Rate of Assessments, contained a typographical error wherein certain wording within the sentence was added to the section in error, more particularly the wording "**Lots owned by a Builder will only be subject to seventy percent (70%) of the assessment rate established for each Lot until such Lot is transferred to a consumer**"; and

**NOW THEREFORE**, Affiant makes this Affidavit for the purpose of correcting the typographical error noted above. The entire section under Article 10, Section 10.7 of the CCR's is hereby corrected to read as originally intended and as follows:

**"Section 10.7 Uniform Rate of Assessments.**

**Both annual and special assessments (excepting therefrom special individual assessments) shall be fixed at a uniform rate for all Lots."**

**Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)**

- Drafter of original instrument being corrected
- Closing attorney for transaction involving instrument being corrected
- Attorney for grantor/mortgagor named above in instrument being corrected
- Owner of the property described in instrument being corrected
- Other (Explain: Declarant / Developer of the Association named herein).

A copy of the original instrument (in part or in whole) (  ) is / (  ) is not attached.

[Signature page follows on Page 2]

Executed as of the 31<sup>st</sup> day of October, 2017.

*Mehrdad Moayed*

Signature of Affiant

Print or Type Name: Mehrdad Moayed,

**Declarant and Manager**

**Valencia on the Lake, L.P.**

**a Texas limited partnership company**

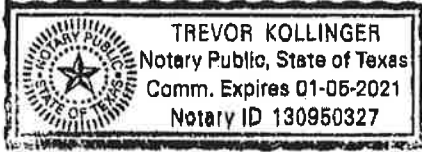
State of Texas County of Dallas

Signed and sworn to (or affirmed) before me, this the 16 day  
of November, 2017.

My Commission Expires:

*T. Kollinger*

Notary Public



(Affix Official/Notarial Seal)

After Recording Return to:  
Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006