

AFTER RECORDING RETURN TO:

WINSTEAD PC

ATTN: KRISTI E. STOTTS, ESQ.

600 W. 5TH STREET, SUITE 900

AUSTIN, TEXAS 78701

**SUPPLEMENTARY DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR FLINT RIDGE ESTATES SUBDIVISION**

(PHASE 2)

This Supplementary Declaration of Covenants, Conditions and Restrictions for Flint Ridge Estates Subdivision (Phase 2) (the "Supplementary Declaration") is executed by LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership ("Declarant"), as successor-in-interest to TURLEY WEST INC., a Texas corporation ("Original Declarant").

RECITALS:

A. This Supplementary Declaration is filed with respect to that certain real property located in Bell County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Phase 2 Property"). Declarant owns a portion of the Phase 2 Property and has the right to acquire the balance of the Phase 2 Property pursuant to the Lot Purchase Agreement dated effective July 29, 2024, as amended.

B. Original Declarant owns the balance of the Phase 2 Property and executes this Supplementary Declaration to evidence its consent to the terms and provisions herein.

C. Original Declarant previously executed and filed a certain Declaration of Covenants, Conditions and Restrictions for Flint Ridge Estates Subdivision recorded on December 9, 2021, under Instrument Number 2021080911, Real Property Records, Bell County, Texas, creating certain covenants, easements and restrictions on the property described therein (the "Declaration").

D. Original Declarant partially assigned its rights as Declarant under the Declaration to Declarant by that certain Partial Assignment of Declarant Rights recorded on October 30, 2024, under Instrument Number 2024048035, Real Property Records, Bell County, Texas.

E. *Section 7.15.a.* of the Declaration provides that Declarant may add or annex additional property to the scheme of the Declaration by filing of record a Supplementary

Declaration of Covenants, Conditions and Restrictions which shall extend the scheme of the Declaration to such property.

F. *Section 7.15.a.* of the Declaration provides that such Supplementary Declaration may contain such complementary additions and modifications of the covenants, conditions and restrictions contained in the Declaration as may be necessary to reflect the different character, if any, of the added properties and as are not inconsistent with the Declaration.

G. Declarant agreed to modify certain covenants, conditions and restrictions and subject additional supplementary property described herein below to the Declaration.

NOW, THEREFORE, in consideration of the foregoing, Declarant stipulates as follows:

1. **Property Subject to Declaration.** The Phase 2 Property is and shall be held, owned, transferred, sold, conveyed, used, occupied, and made subject to the terms, covenants, conditions, restrictions, assessments, charges, and liens set forth in the Declaration and the modifications set forth in this Supplementary Declaration.

2. **Minimum Floor Area.** *Article VI, Section 6.7* of the Declaration shall be amended to be applicable only to the Phase 2 Property and to read as follows:

6.7 Minimum Floor Area. The total air-conditioned living area of the main residential structure, as measured to the outside of exterior walls (but exclusive of open porches, garages, patios and detached accessory buildings), shall not be less than one thousand five hundred (1,500) square feet or the minimum floor area as specified by the County, whichever is greater.

3. **Building Materials.** *Article VI, Section 6.8* of the Declaration shall be amended to be applicable only to the Phase 2 Property and to read as follows:

6.8 Building Materials. Unless otherwise approved in advance and in writing by the ACC, the exposed surface of the exterior walls of the first and second floors of the residence on each Lot shall be constructed of twenty five percent (25%) masonry, exclusive of roofs, eaves, soffits, windows, gables, doors, trim work and porches. Chimneys shall be constructed of masonry. Curbside mailboxes shall be constructed of masonry which matches the primary residence unless centralized postal boxes are required by postmaster. Only brick, brick veneer, hardiplank, stone, stone veneer, or stucco shall be considered masonry. Notwithstanding the foregoing, in the event a governing authority promulgates an ordinance requiring a higher percentage of masonry than that provided in this Supplemental Declaration, the requirements of this Supplemental Declaration shall increase accordingly.

4. **Interpretation.** Any capitalized terms used and not otherwise defined in this Supplementary Declaration shall have the meaning set forth in the Declaration.

5. **Binding Effect of Declaration.** The provisions of the Declaration and Supplementary Declaration are and shall be construed as covenants binding upon, inuring to the benefit of, and running with, all of the Phase 2 Property.

[Signature and acknowledgment pages follow.]

EXECUTED to be effective as of the date of recordation in the Real Property Records, Bell County, Texas.

DECLARANT:

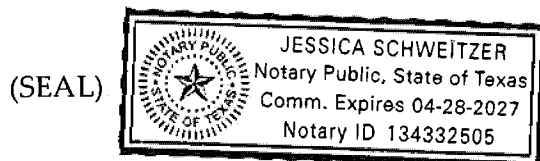
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

By: U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), its General Partner

By: *Ken Blaker*
Name: Ken Blaker
Title: Authorized Agent
Execution Date: October 24, 2024

STATE OF Texas §
§
COUNTY OF Williamson §

This instrument was acknowledged before me this 24 day of October, 2024 by Ken Blaker, Authorized Agent of U.S. Home LLC, a Delaware limited liability company (as successor-in-interest by conversion from U.S. Home Corporation, a Delaware corporation), a Texas limited liability company, the General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, on behalf of said limited partnership.



[Signature]
Notary Public Signature

CONSENT

The undersigned executes this Supplementary Declaration solely for the purpose of evidencing its consent to the terms and provisions of this Supplementary Declaration. Such joinder shall not be deemed to impose any liabilities, duties or obligations of Declarant on Original Declarant, nor shall such joinder be construed as confirming the legality or enforceability of any provisions of this Supplementary Declaration.

ORIGINAL DECLARANT:

TURLEY WEST INC.,

a Texas corporation

By: Victor D. Turley

Printed Name: Victor D. Turley

Title: President

STATE OF TEXAS

§

§

COUNTY OF Bell

§

This instrument was acknowledged before me this 23rd day of October, 20 ,
by Victor D. Turley, the President of TURLEY WEST INC., a Texas corporation, on behalf of said
corporation.

(SEAL)

Shaila Butler

Notary Public Signature

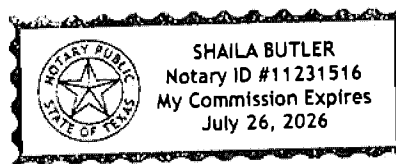


EXHIBIT "A"**PHASE 2 PROPERTY**

Lots 10 through 17, Block 2; Lots 7 through 11, Block 5; Lots 2 through 15, Block 6; Lots 1 through 12, Block 7; Lots 2 through 13, Block 8; Lots 13 through 19, Block 9; and Lots 1, 28, 29, and 51, Block 10; and Lots 1, 21, and 22, Block 11, Flint Ridge Estates Phase II, a subdivision in Bell County, Texas, according to the map or plat thereof recorded as Document No. 2024035452 of the Official Public Records of Bell County, Texas.



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024048083

As

RESTRICTIONS

Recorded On: October 31, 2024

Parties: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD SII

To FLINT RIDGE ESTATES SUBDIVISION

Comment:

Billable Pages: 6

Number of Pages: 7

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$25.00
Total Fees:	\$30.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

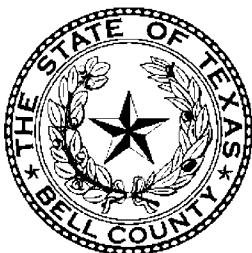
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024048083
Receipt Number: 431359
Recorded Date/Time: 10/31/2024 9:07:09 AM
User / Station: dolgenms - BCCCD0639

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk