

**SECOND SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
PRAIRIE RIDGE SUBDIVISION**

THE STATE OF TEXAS §
COUNTY OF BELL §

2023044608
10/04/2023 04:22PM

KNOW ALL MEN BY THESE PRESENTS

THIS SECOND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRAIRIE RIDGE SUBDIVISION (this "First Supplement"), is made and entered into effective as of the 20th day of September, 2023, by LITTLE RIVER PARTNERS GP, LLC, a Texas limited liability corporation, ("Declarant").

WHEREAS, the Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for Prairie Ridge Subdivision (the "Declaration") on or about September 6, 2019, as Document Number 2019-00040604 in the Official Public Records of Bell County, Texas (such property referenced in the Declaration with all property annexed to such property and subject to the Declaration, hereinafter, the "Original Property"); and

WHEREAS, Article 7.15 of the Declaration provides that the Declarant may annex additional real property to the Property in accordance with the terms and conditions set forth therein; and

WHEREAS, the Declarant owns certain property known as Prairie Ridge, Phase III, as more particularly described in that certain Final Plat recorded as Instrument Number 2022008770 in the Plat Records of Bell County, Texas (the "Supplemental Property"); and

WHEREAS, Declarant desires to annex the Supplemental Property, inclusive of any easements, reserves, and areas of common responsibility, with the Original Property so that the terms, covenants, conditions and restrictions set forth in the Declaration shall apply to the Supplemental Property; and

WHEREAS, unless otherwise provided in this First Supplement, capitalized terms used herein but not otherwise defined shall have the same meaning as set forth in the Declaration.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Declarant hereby agrees to supplement the Declaration as follows:

1. Recitals. The foregoing recitations are true and correct and are incorporated herein as part of this First Supplement.
2. Annexation of Supplemental Property. The Supplemental Property is hereby annexed into the Declaration and all terms, covenants conditions, and restrictions of the Declaration shall be applicable to the Supplemental Property, including but not limited to the obligation to pay dues, charges and assessments to the Association that are required to maintain common areas, entry

features, landscaping, drainage and electrical easements, and screening walls including within the Supplemental Property or future property to be annexed with the Property.

3. No Further Changes. Except as expressly set forth herein, the Declaration shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this First Supplement as of the date and year first above written.

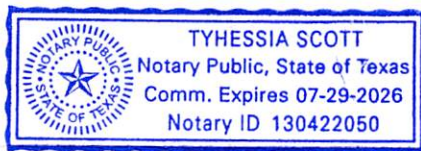
LITTLE RIVER PARTNERS GP LLC.
a Texas Limited Liability Company



EMILIO PERALES
Manager

STATE OF TEXAS §
COUNTY OF BELL §

Certified before me this the 4 day of October, 2023 by EMILIO PERALES as manager of LITTLE RIVER PARTNERS GP LLC, a Texas limited liability corporation, on behalf of said corporation and acting as Declarant.


Notary Public, State of Texas

After Recording, Please Return To:

Colby Property Management
205 Paloma Dr
Temple, TX 76502



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2023044608

As
RESTRICTIONS

Recorded On: October 04, 2023

Parties: LITTLE RIVER PARTNERS GP LLC

To PRAIRIE RIDGE SUBDIVISION

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00
Total Fees:	\$15.00

***** 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: 2023044608
Receipt Number: 369018
Recorded Date/Time: 10/04/2023 4:22:48 PM
User / Station: zbranead - BCCCD0642

Record and Return To:

TY
COLBY PROPERTY MANGAGEMENT



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