

CROSS REFERENCE TO CLERK'S DOCUMENT #002126600,
AND AT VOLUME 1204, PAGE 254, OFFICIAL
REAL PROPERTY RECORDS, GRIMES COUNTY TEXAS

**FOURTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR KING OAKS (ALL SECTIONS)**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRIMES §

This FOURTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS (ALL SECTIONS) is made on the day shown below, by SOUTHSTAR AT KING OAKS, LLC, a Texas limited liability company, duly authorized to do business in the State of Texas (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant's predecessor in title prepared and filed of record that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS under Clerk's Document #00212660 and at Volume 1204, Page 254, Official Public Records of Grimes County, Texas (herein referred to as the "Master Declaration"); and

WHEREAS, Declarant's predecessor in title prepared and filed of record that certain FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS under Clerk's Document #00246778 and at Volume 1400, Page 693, Official Public Records of Grimes County, Texas (herein referred to as the "First Amendment to Master Declaration"); and

WHEREAS, Declarant prepared and filed of record that certain SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION ONE, under Clerk's Document #00212661 and at Volume 1204, Page 308, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Section 1 Supplement"); and

WHEREAS, Declarant prepared and filed of record that certain SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION ONE A, under Clerk's Document #00214645 and at Volume 1216, Page 194, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Section 1A Supplement"); and

WHEREAS, Declarant prepared and filed of record that certain FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION 1A, under Clerk's Document #00216012 and at Volume 1224, Page 525, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Amended 1A Supplement"); and

WHEREAS, Declarant prepared and filed of record that certain SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION

Two, under Clerk's Document #00217482 and at Volume 1233, Page 689, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Section 2 Supplement"); and

WHEREAS, Declarant prepared and filed of record that certain FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION TWO, under Clerk's Document # 00218710 and at Volume 1241, Page 686, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Amended Section 2 Supplement"); and

WHEREAS, through an Assignment of Declarant's Rights, SOUTHSTAR AT KING OAKS, LLC, a Texas limited liability company was assigned all Declarant's Rights in the King Oaks development from the predecessor in interest Bluegreen Southwest One, LP in a document filed of record at Volume 1416, Page 713 and a collateral assignment of Declarant's Rights recorded at Volume 1416, Page 760, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Assignment"); and

WHEREAS, Declarant is now the developer of the King Oaks subdivision as described and shown on the maps and plats thereof recorded at Volume 1204, Page 197 - 198 (KING OAKS SECTION ONE); Volume 1218, Page 332 (KING OAKS SECTION ONE A), Volume 1239, Pages 402 - 403 (KING OAKS SECTION TWO) all recorded in the Official Plat and Map Records of Grimes County, Texas which included any and all re-plats and which are incorporated herein by reference (collectively referred to as the "Property"); and

WHEREAS, pursuant to the terms of Section 13.5 of the Master Declaration, the Declarant reserves the right at any time, and from time to time, prior to the termination of the Class "B" Control Period, without the joinder or consent of any Owner or other party, to amend or supplement the Declaration by an instrument in writing duly signed, acknowledged and filed of record; and

WHEREAS the termination of the Class "B" Control Period has not occurred and Declarant has determined that to further the general plan and scheme of development as evidenced by the Master Declaration, it is desirable to execute and file this Fourth Supplement to the Master Declaration (hereinafter referred to as the "Fourth Supplement") for the purpose of modifying the Master Declaration and placing additional conditions, covenants and restrictions upon and against the Property for the benefit of current and future Owners and to further the common scheme of development for King Oaks subdivision;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Master Declaration, Declarant hereby subjects the real property described in the Master Declaration to this Fourth Supplement, which shall apply to such property in addition to the provisions of the Master Declaration, any amendments thereto and any supplements thereto. All lots within the Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Fourth Supplement as well as the Master Declaration, the First

Amendment to the Master Declaration, the Section 1 Supplement, the Section 1A Supplement (and Amended 1A Supplement), the Section 2 Supplement (and Amended Section 2 Supplement), and any subsequent supplements and amendments thereto, all of which shall run with the title to such Property and shall be binding upon all persons having any right, title, or any interest in such Property or lots within the Property, their respective heirs, legal representatives, successors, successors-in-title and assigns. The provisions of this Fourth Supplement shall be binding upon in accordance with the terms of the Master Declaration and all amendments and supplements thereto. If there is a discrepancy between this Fourth Supplement and the Master Declaration and any amendment or supplements thereof, such terms and conditions of the Fourth Supplement shall control.

ARTICLE 1
SUPPLEMENT TO ARTICLE 8 - ASSESSMENTS

Declarant hereby modifies and adds to Article 8 – Assessments contained in the Master Declaration by adding under Section 8.7, subsection 8.7(e) as follows:

(e) Any and all Lots, Property and/or Tracts owned by the Declarant/Developer, its successors-in-interest and heirs, which includes Lots, Property or Tracts sold by the Developer and then returned to Developer through foreclosure or deed. The Developer/Declarant is completely exempt from general assessments, neighborhood assessments and special assessments.

ARTICLE 2
Declaration

Except as specifically supplemented hereby, all terms and conditions of the Master Declaration and all amendments and supplements thereto, shall remain in full force and effect without change or modification.

IN WITNESS WHEREOF, the undersigned Declarant has executed this FOURTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS (ALL SECTIONS) on this the 13 day of November, 2013.

DECLARANT:

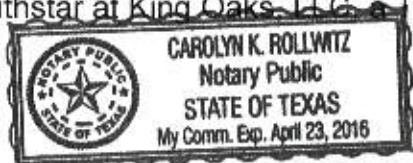
SOUTHSTAR AT KING OAKS, LLC

By: 
Jesse Keasler, Vice President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing FOURTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS (ALL SECTIONS) was acknowledged before me on the 13 day of November, 2013, by Jesse Keasler, Vice President of Southstar at King Oaks, LLC, a Texas limited liability company, on behalf of said entity.



Carolyn K Rollwitz

Notary Public, State of Texas

UPON RECORDING, PLEASE RETURN TO:

SOUTHSTAR AT KING OAKS, LLC
100 Lakeridge Parkway
Cedar Hill, Texas 75104

Filed for Record in:
Grimes County
On: Nov 20, 2013 at 02:26P
As a RECORDINGS

Document Number: 00260983
Amount 28.00
Receipt Number - 67079
By: Tina S Schroeder

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
 Grimes County
as stamped hereon by me.
 Nov 20, 2013

David Pasket, Grimes County Clerk
Grimes County

GUARANTEE COMPANY
OF GRIMES COUNTY
P.O. BOX 140
211 E. WASHINGTON
NAVASOTA, TX 77868