

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 SECOND AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION ONE A, under Clerk's Document #00260981 and at Volume 1484, Page 603, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Second 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, Declarant prepared and filed of record that certain SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KING OAKS, SECTION FOUR, under Clerk's Document #00275903 and at Volume 1577, Page 36, Official Public Records of Grimes County, Texas (hereinafter referred to as the "Section 4 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); Volume 1566, Page 514 (KING OAKS, SECTION FOUR); Volume 1600, Page 801 (AMENDED/REPLAT KING OAKS, SECTION FOUR); and Volume 1621, Page 351 and as re-platted at Volume 1646, Page 280 (KING OAKS, SECTION THREE) 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 Master 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 Supplement to the Master Declaration, King Oaks Section Three (hereinafter referred to as the "Section 3 Supplement") for the purpose of adding additional Property under the Master Declaration and supplementing additional conditions, covenants and restrictions upon and against the King Oaks, Section 3 Property for the benefit of current and future Owners and to further the common scheme of development for King Oaks subdivision;

WHEREAS, pursuant to the terms of Article 7 of the Master Declaration, the Declarant may submit certain additional property described on Exhibit "B" of the Master Declaration to the terms of the Master Declaration; and

WHEREAS, Declarant is the owner of the real property described as KING OAKS, SECTION THREE, according to the map and/or plat thereof recorded at Volume 1621, Page 351 and according to the replat recorded at 1646, Page 280, Official Map and Plat Records, Grimes County, Texas (hereinafter "Additional Property" or "Section 3 Property"); and

WHEREAS, the Declarant desires to submit the Additional Property to the terms of the Master Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Master Declaration, Declarant hereby subjects the real property described in the Master Declaration and this Supplemental Declaration, which shall apply to such property in addition to the provisions of the Master Declaration, any and all amendments thereto and any supplements thereto. All lots within the Section 3 Property and as shown on the plat recorded at Volume 1646, Page 280, Official Public Records of Grimes County, Texas shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Section 3 Supplement as well as the Master Declaration, and all amendments thereto as well as any subsequent supplements and amendments thereto, all of which shall run with the title to the 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 Section 3 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 Section 3 Supplement and the Master Declaration and any amendment or supplements thereto, such terms and conditions of the Section 3 Supplement shall control as to Section 3 Property only.

ARTICLE 1
Definitions.

The definitions set forth in Article 1 of the Master Declaration and all amendments thereto are hereby incorporated by reference, unless said terms are otherwise defined herein.

ARTICLE 2
Neighborhood Designation – King Oaks, Section Three

The Additional Property or Section 3 Property is hereby annexed into, and shall hereafter be subject to the terms and provisions of, the Master Declaration, except as otherwise provided in this Section 3 Supplement. Whenever the term "Property" is used in the Master Declaration (and any amendments thereto), such term shall hereafter include the Additional Property described as KING OAKS, SECTION THREE, according to the map and/or plat thereof recorded at Volume 1621, Page 351, and the re-plat recorded at Volume 1646, Page 280, Official Map and Plat Records, Grimes County, Texas. The Property shall be designated as a Neighborhood which shall be known as King Oaks, Section Three.

ARTICLE 3
Use Restrictions.

In addition to the Use Restrictions set forth in Article 10 of the Master Declaration, the following shall apply to King Oaks Section Three:

3.1. Lot Construction. No Lot shall contain more than one (1) dwelling. The dwelling contained on the Lot shall meet the following standards:

(a.) All dwellings must have no less than two thousand, two hundred (2,200) square feet of living area, excluding porches and garages. One and one-half (1½) and two (2) story dwellings must have no less than one thousand, four hundred (1,400) square feet of heated and cooled living area, excluding porches and garages, on the ground floor. All improvements, including but not limited to the dwelling, must be constructed using new material and must be comprised of seventy-five percent (75%) masonry. The term "masonry" shall not include "hardiplank" material, aluminum, asbestos, plywood, concrete block, or vinyl or metal siding.

(b.) Lots consisting of one and one-half (1.50) acres or less shall have no more than two (2) buildings, with the dwelling being considered as one (1) building. A detached garage, barn, or workshop shall be considered as a separate building for purposes of this paragraph. No guesthouse or servant's quarters shall be built on Lots consisting of one and one-half (1.50) acres or less. A Lot consisting of more than one and one-half (1.50) acres may have a maximum of three (3) buildings, including the dwelling, located on said Lot. Said Lot greater than 1.50 acre may have a guesthouse so long as such guesthouse (i) contains a minimum of five hundred (500), and no more than one thousand (1,000) square feet, and (ii) is built during or after completion of construction of the dwelling.

(c.) Improvements on all Lots must be built on a concrete slab or on a pier foundation, constructed with concrete and rebar. All shingle roofs must have a minimum thirty (30) year life. Detached garages, workshops and barns must be

erected, altered or placed on the property, either during or after construction of the dwelling and shall be no larger than fifty percent (50%) of the main dwelling (excluding all attached guest houses), based on square footage of living area. Workshops, barns and detached garages may be the same height as the dwelling, but no taller.

3.2. Garages. All dwellings must have a garage, whether detached or attached, and such garage must hold a minimum of two (2) cars and a maximum of four (4) cars, must have finished interiors (sheet rocked, taped/floated and painted). Detached garages must be at least thirty (30) feet behind the front wall of the main dwelling. The garage doors and openings for the garage doors must face the side or rear lot lines for all size residential dwellings, and shall not face a street unless the Lot is situated on a corner, then and only then, may the garage door(s) face a street but under no circumstances shall the garage door(s) ever face the front property line or the street on which the front door of the primary residential dwelling faces. The primary dwelling must face the front lot line or front property line and the street. No carports shall be allowed. Porticos may be allowed by the Architectural Review Board or appropriate architectural control reviewing body on a case-by-case basis. Construction of all dwellings and other improvements commenced on any Lot shall be completed as to exterior finish and appearance within one (1) year from the date of commencements.

3.3. Driveways. Driveways must be surfaced with either concrete, exposed aggregate, brick pavers or a combination thereof. Asphalt is not permitted. Driveways must be surfaced upon completion of construction of the dwelling. Driveway culverts must have a concrete end treatments. Refer to the Architectural Site and Design Guidelines recorded at Volume 1623, Page 364, Official Public Records, Grimes County, Texas for more details.

3.4. Landscaping. All homes must be landscaped. See Architectural and Site Design Guidelines recorded at Volume 1623, Page 364, Official Public Records, Grimes County, Texas for more details.

3.5. Animal Husbandry. FFA or 4H school project animals will be permitted on tracts of 1.50 acres or greater with prior written consent and approval of the Association. Dogs must be kept in a kennel, dog run, or fenced in area that confines said dog(s) to that area.

ARTICLE 4

Amendment to Supplemental Declaration

By Declarant. This Supplemental Declaration may be unilaterally amended by the Declarant in accordance with Section 15.2(a) of the Master Declaration.

By Members. In addition to the requirements of Section 15.2(b) of the Master Declaration with respect to amendment by members, any amendment to this Section 3 Supplement shall also require the written consent or affirmative voted, or any combination thereof, of Members holding at least sixty-seven percent (67%) of the total Class "A" votes allocated to the Lots subject to this Section 3 Supplement.

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Grimes County
On: May 22, 2017 at 11:46A
As a RECORDINGS

Document Number: 00287344
Amount 40.00
Receipt Number - 91575
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.
May 22, 2017

David Pasket, Grimes County Clerk
Grimes County

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