

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2018-0001394 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: ROLLING CREEK RANCH LLC

Pages: 5

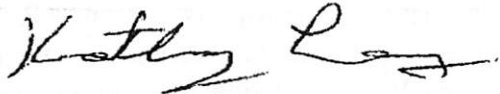
Recorded On: 02/06/2018 10:42 AM

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Recorded On:	02/06/2018 10:42 AM	Notes:
Document Number:	2018-0001394	
Receipt Number:	R181525	
Amount:	\$33.00	
Recorded By:	Kathryn Frost	

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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



Return To: In Office



**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR ROLLING CREEK RANCH SUBDIVISION
TO ANNEX PROPERTY – PHASE 3**

**STATE OF TEXAS §
 § **KNOWN ALL MEN BY THESE PRESENTS**
COUNTY OF HOOD §**

THIS Supplemental Declaration is made by Rolling Creek Ranch, LLC, a Delaware Limited Liability Company, hereinafter referred to as the "Declarant":

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of the real property more particularly described below and desires to develop thereon a residential subdivision; and

WHEREAS, on June 15, 2016, Declarant filed of record the Declaration of Covenants, Conditions and Restrictions for Rolling Creek Ranch Subdivision under Instrument Number 2016-0006719 of the Official Public Records of the Hood County Clerk, Hood County Texas; and

WHEREAS, the above referenced Declarations allow for the Declarant, in its discretion to incorporate any additional real property as additional phases of the Subdivision and bring the same under the Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch Subdivision; and

WHEREAS, the Declarant now desires to bring an additional phase of the Subdivision under the Declaration of Covenants, Conditions, and Restrictions filed on June 15, 2016;

~~—NOW THEREFORE,~~ the Declarant declares that the real property known as Rolling Creek Ranch Phase 3, which is further described below, is and shall be held, transferred, sold, conveyed and occupied subject to the Texas Property Code and subject to the covenants, restrictions, easements, charges and liens filed of record under Instrument Number 2016-0006719 of the Official Public Records of the Hood County Clerk, Hood County Texas.

ARTICLE I
Definitions

Section 1. Any words not defined in this Supplemental Declaration shall have the same meaning assigned in the Declaration filed of record under Instrument Number

2016-0006719 of the Official Public Records of the Hood County Clerk, Hood County, Texas. The following words when used in this Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Additional Property" shall mean and refer to additional real estate that the Declarant is developing known as Rolling Creek Ranch Phase 3 as set forth on the plat filed of record under Volume P, Page 618 of the Official Public Records of the Hood County Clerk, Hood County, Texas.

(b) "Original Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch filed of record under Instrument Number 2016-0006719 of the Official Public Records of the Hood County Clerk, Hood County, Texas.

(c) "Supplemental Declaration" shall mean and refer to this Supplemental Declaration of Covenants, Conditions, and Restrictions for Rolling Creek Ranch.

ARTICLE II

Incorporation of Additional Property

Section 1. Additional Property. The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Supplemental Declaration and the Original Declaration is located in Hood County, Texas, and is described on the plat of the Subdivision filed of record under Volume P, Page 618 of the Official Public Records of the Hood County Clerk, Hood County, Texas.

Section 2. Additional Phase. Declarant elects that the Additional Property that is the subject of this Supplemental Declaration be incorporated into the Subdivision to be fully covered under the Original Declaration as if it was part of the original Subdivision. This property so incorporated shall be subject to all the declarations, covenants, easements, liens, restrictions, and duties as set forth in the Original Declaration.

ARTICLE III

General Provisions

Section 1. Binding Effect. All covenants, conditions, limitations, restrictions, easements, and affirmative obligations set forth in this Supplemental Declaration and the Original Declaration shall be binding on the Owners of the Lot(s) and each and every Owner of the properties and their respective heirs, successors, and assigns, and shall run with the land. All rights, easements and agreements reserved by or granted to Declarant in the Original Declaration shall inure to the benefit of Declarant, its successors and assigns including, without limitation, the right to develop and submit additional phases. Declarant reserves the right in addition to all other rights of Declarant, to assign its rights of consent

and approval as set out in this Supplemental Declaration and any amendment hereto or supplement thereof, to the Association, or any assignee of Declarant's development rights.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Plat. Reference to "plat", "map", or other term synonymous therewith shall mean and include any plats of the Rolling Creek Ranch Subdivision, all phases, filed of record in the Official Public Records of Hood County, Texas, and all subsequent revisions thereof as and when recorded with the Hood County Clerk's Office, Hood County, Texas.

Section 4. Fencing. All lots that are located along the pond, those being Lots 246-248, 250-252, 257, and 261-273, shall be restricted to wrought iron fencing along the rear property line that overlooks the pond, except for Lot 261, which is only required to have wrought iron fencing on the 96.12 feet that overlooks the pond. If an Owner fences his property, then the fence along the rear property line on Lots 246-248, 250-252, 257, 262-273, and 96.12 feet of Lot 261 shall be constructed of wrought iron, and may not exceed four feet (4') in height. All fencing must be approved prior to Construction by the Architectural Control Committee or Developer (prior to the transfer control date). All fencing must be kept in good repair.

Section 5. Oil/Gas Reserves. There are two Oil/Gas Reserves shown on the plat of Rolling Creek Ranch Subdivision Phase 3. These two reserves are not obligated to pay any assessments to the Rolling Creek Ranch Property Owners' Association, Inc. The Association shall have the authority to maintain the Oil/Gas Reserves should they need maintaining to preserve the appearance of the Subdivision. The Oil/Gas Reserves are private areas and shall not be used by the members of the Association.

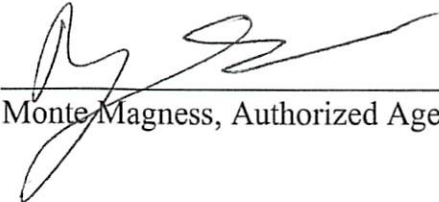
Any other terms and conditions of the Original Declaration shall remain in full force and effect.

This Supplemental Declaration shall become effective upon its recordation in the Official Public Records of the Hood County Clerk's Office, Hood County, Texas.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 6th day of February, 2018.

Rolling Creek Ranch, LLC, a Delaware limited liability company

By: American Land Partners, Inc., a Delaware corporation, Manager

By: 
Monte Magness, Authorized Agent

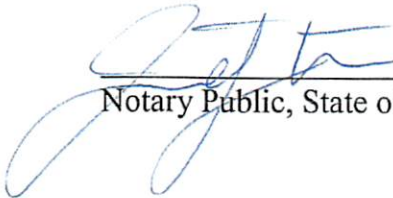
STATE OF TEXAS §
 §
COUNTY OF Hood §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the Authorized Agent of Rolling Creek Ranch, LLC and that by authority duly given and as the act of Rolling Creek Ranch, LLC executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on the 6 day of Feb, 2018.




Notary Public, State of Texas

Hood County
Katie Lang, County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048

Receipt: R181525

Product	Name	Pages	Extended
REST	RESTRICTION	5	\$33.00
		Document #	2018-0001394
		Non Standard Document Type	0
2nd Page Recording Fee - \$4			\$12.00
1st Page Recording Fee - \$5			\$5.00
Records Management			\$10.00
Records Archive Fee			\$5.00
Courthouse Security			\$1.00
Total			\$33.00
Tender (CASH)			\$33.00
Paid By	MONTE MAGNESS		\$33.00

Thank You For Your Business