

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PECAN VALLEY RANCH SUBDIVISION, PHASE ONE, SMITH COUNTY, TEXAS TO INCLUDE PHASE TWO

WHEREAS, The Hines Land Group, LTD, hereinafter called the "Declarant", is the owner of all that certain real property located in Smith County, Texas, known as "Pecan Valley Ranch Phase One," described as follows:

All that certain real property located in Smith County, Texas, known as Pecan Valley Ranch, Phase One, comprising all of Tracts One (1) through Sixty-Seven (67) of said subdivision as recorded in Cabinet D, Slide 146-D, and Slide 166-C of the Official Public Records of Smith County, Texas.

AND WHEREAS, Declarant is also the owner of that certain real property located in Smith County, Texas, known as "Pecan Valley Ranch, Phase Two," described as follows:

All that certain real property located in Smith County, Texas, known as Pecan Valley Ranch, Phase Two, comprising all of Tracts Sixty-Eight (68) through Seventy-Eight (78) and Tract Thirty One A (31-A), as recorded in Cabinet D, Slide 206-C of the Official Public Records of Smith County, Texas.

AND WHEREAS, Pecan Valley Ranch, Phase One is subject to that one certain Amended Declaration of Covenants, Conditions, and Restrictions for Pecan Valley Ranch, Phase One, Smith County, Texas (the "Declaration"), recorded in Volume 6399, Page 176, and Volume 6696, Page 170, Official Public Records of Smith County, Texas;

AND WHEREAS, section 3.02 of the Declaration reserves to Declarant the right to impose the Declaration or a substantially similar declaration upon additional property adjacent contiguous or nearby to Pecan Valley Ranch, Phase One;

NOW THEREFORE, the Declaration is hereby supplemented to impose the Declaration in its entirety upon Pecan Valley Ranch, Phase Two the following deviations which apply only to Pecan Valley Ranch, Phase Two:

Minimum Floor Area and Exterior Walls

1. Section 9.03 Regarding Minimum Floor Area and Exterior Walls, As to Pecan Valley Ranch Phase Two, this section shall read:

Any single story residence constructed in Pecan Valley Ranch, Phase Two On Tracts Sixty-Eight (68) through Seventy-Three (73) must have floor living area of not less than four thousand (4,000) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages; any

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residence two (2) stories in height must have a floor area of not less than four thousand two hundred square feet exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.

Any single story residence constructed on Tracts Seventy-Four (74) through Seventy-Eight (78), and including Tract Thirty One-A (31-A) must have floor living area of not less than three thousand two hundred (3,200) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages; any residence Two (2) stories in height must have a floor space of not less than three thousand four hundred (3,400) square feet exclusive of open or screened porches, terraces, patios, driveways, carports and garages.

Any residence situated on any Tract must have a minimum width of not less than sixty (60) feet, exclusive of porte cocheres, porches of any kind, awnings, roof overhangs, and the like.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of this the 31 day of October, 2003.

Hines Development Corporation, General Partner
for The Hines Land Group, LTD.

By: A. W. Hines, Chairman

Filed for Record in
SMITH COUNTY, TEXAS
JUDY CARNES, COUNTY CLERK
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CORPORATE ACKNOWLEDGMENT

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X

COUNTY OF SMITH
STATE OF TEXAS

JUDY CARNES
COUNTY CLERK, Smith County, Texas

Judy Carnes

NOV 4 2003



I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the Official Public records of Smith County, Texas.

This instrument was acknowledged before me on this 31 day of October, 2003, by A. W. Hines, Chairman of Hines of Development Corporation, a Texas Corporation; General Partner for The Hines Land Group, LTD. (A Texas Limited Partnership)

A. W. Hines

Notary Public in and For the State of Texas

