

**SUPPLEMENTAL DECLARATION
TO THE
SEVENTH AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
TEXAS GRAND RANCH**

Pursuant to the Seventh Amended and Restated Declaration of Covenants, Conditions and Restrictions for Texas Grand Ranch, Section 9.3 and as recorded at Instrument Number 64008 in the Official Records of Walker County, in Walker County, Texas, the undersigned hereby amends the Declaration as follows:

The following Section 3.7 Use of Temporary Structures and Sales Offices, is amended to further clarify the intent of the Declarant as it relates to Section 3.7 and shall be replaced its entirety, as follows:

No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Lot at any time as a Dwelling or for any other purpose, either temporarily or permanently; provided however, that Developer reserves the exclusive right to erect, place and maintain such facilities in or upon any portion of the Subdivision as in its sole discretion may be necessary or convenient while selling Lots, selling or constructing Dwellings and constructing other improvements within the Subdivision. Model homes to be constructed by builders must be approved by the TGR ARC.

The Developer may continue, at any time, to maintain a sales office (facilities) in accordance with this Section 3.7 for the sole purpose of property resales within the Texas Grand Ranch Subdivision. The Developer may also choose to provide an office for the Property Owners Association, within these facilities.

Nothing in the Declaration shall be construed as a violation, in regards to the sales office now or in the future. These facilities are further identified as Texas Grand Ranch Section 1, Block 2, Lots 42 & 43.

These terms and conditions of the Declaration shall remain with the Developer and shall be terminated upon the sale of said properties.

All other terms and conditions of the Declaration shall remain the same.

EXECUTED this 15 day of November, 2022

DECLARANT:

I TEXAS GRAND RANCH, LLC, a Delaware limited liability company

By: Shelby Gehovak

Its: Authorized Agent

(NOTARY ON FOLLOWING PAGE)

STATE OF TEXAS _____)
) ss.
County of Walker _____)

This instrument was acknowledged before me this 15 day of November, 2022 by
Shelby Gehovak as Authorized Agent of I Texas Grand Ranch, LLC, A Delaware
limited liability company

Notary Laura Caballero

My Commission expires:



When Recorded Return To:
Texas Grand Ranch Property Owners Association
P O Box 219
New Waverly, TX 77358

EXECUTED this 15 day of November, 2022

DECLARANT:

I **TEXAS GRAND RANCH, LLC**, a Delaware limited liability company

By: Shelby Gehovak

Its: Authorized Agent

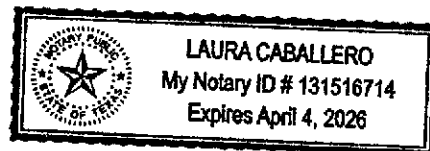
(NOTARY ON FOLLOWING PAGE)

STATE OF TEXAS _____)
) ss.
County of Walker _____)

This instrument was acknowledged before me this 15 day of November 2022 by
Shelby Gehovak as Authorized Agent of I Texas Grand Ranch, LLC, A Delaware
limited liability company

Notary Laura Caballero

My Commission expires:



When Recorded Return To:
Texas Grand Ranch Property Owners Association
P O Box 219
New Waverly, TX 77358

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 85184

ERecordings-RP

DECLARATION

Recorded On: November 16, 2022 11:37 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 85184
Receipt Number: 2022116000020
Recorded Date/Time: November 16, 2022 11:37 AM
User: Jessica D
Station: Recording01

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF WALKER**

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX