

**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR ARROWHEAD TRAIL RANCH SUBDIVISION
TO ANNEX PROPERTY IN BURNET COUNTY, TEXAS – PHASE II**

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

THIS Supplemental Declaration is made by LSLP Oakalla, 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 3, 2019, Declarant filed of record the Declaration of Covenants, Conditions and Restrictions for Arrowhead Trail Ranch Subdivision under Instrument Number 201905589 of the Official Public Records of the Burnet County Clerk, Burnet 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 Arrowhead Trail 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 3, 2019;

NOW THEREFORE, the Declarant declares that the real property known as Arrowhead Trail Ranch Subdivision Phase II, 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 201905589 of the Official Public Records of the Burnet County Clerk, Burnet 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

201905589 of the Official Public Records of the Burnet County Clerk, Burnet 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 Arrowhead Trail Ranch Subdivision Phase II as set forth on the Plat filed of record under Instrument Number 201913554 of the Official Public Records of the Burnet County Clerk, Burnet County, Texas.

(b) "Original Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions for Arrowhead Trail Ranch Subdivision filed of record under Instrument Number 201905589 of the Official Public Records of the Burnet County Clerk, Burnet County, Texas.

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

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 Burnet County, Texas, and is described on the Plat of the Subdivision filed of record under Instrument Number 201913554 of the Official Public Records of the Burnet County Clerk, Burnet 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 Arrowhead Trail Ranch Subdivision, all phases, filed of record in the Official Public Records of Burnet County, Texas, and all subsequent revisions thereof as and when recorded with the Burnet County Clerk's Office, Burnet County, Texas.

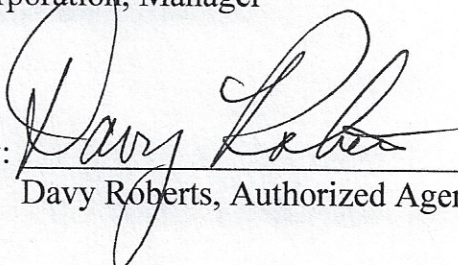
Any other terms and conditions of the Original Declaration shall remain in full force and effect.

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

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 19 day of December 2019.

LSLP Oakalla, LLC, a Delaware limited liability company

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

By:  _____
Davy Roberts, Authorized Agent

STATE OF TEXAS

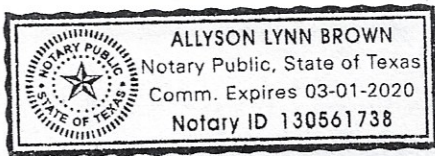
COUNTY OF Burnet

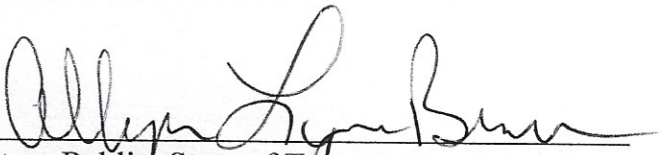
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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Davy Roberts 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 LSLP Oakalla, LLC and that by authority duly given and as the act of LSLP Oakalla, LLC executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on the 19 day of December 2019.

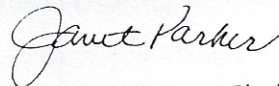



Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Janet Parker, County Clerk

Burnet County, Texas

Date: DECEMBER 19, 2019 Time: 2:30 PM

FEE: \$ 38.00

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