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AFTER RECORDING, RETURN TO:
LGI Homes-Texas, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

**SUPPLEMENT AND ANNEXATION OF DECLARATION
FOR
BAUER LANDING**

THIS SUPPLEMENT AND ANNEXATION OF DECLARATION FOR BAUER LANDING (this "Supplement") is made and entered into as of September 25, 2015 by LGI HOMES-TEXAS, LLC, a Texas limited liability company ("Declarant").

PRELIMINARY STATEMENTS

A. The Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for Bauer Landing, dated September 2, 2014, recorded on September 2, 2014, as Document No. 20140392013 in the Official Public Records of Harris County, Texas (the "Declaration").

B. In accordance with the terms of the Declaration, including, without limitation, Section 2.2 of the Declaration, the Declarant may annex additional property to become a portion of the Property under the Declaration.

C. The Declarant desires to annex the real property described on **Exhibit A** attached hereto and incorporated herein by reference (the "Additional Land"), which Additional Land is part of the "Annexable Area" (as defined in the Declaration, being or having been developed as Section 2 of "Bauer Landing" (as defined in the Declaration), subject to the terms of this Supplement.

NOW, THEREFORE, Declarant does hereby adopt this Supplement as follows:

1. **Definitions.** Unless otherwise defined in this Supplement, all capitalized words or terms used herein shall be defined and have the meaning set forth in the Declaration as modified and amended hereby.

2. **Additional land Subject to Declaration.** In accordance with the provisions of Section 2.2 of the Declaration, the Declarant does hereby amend the Declaration to include the

Additional Land as part of the Property subject to the Declaration, with such Additional Land developed or to be developed as Lots and related Common Area, in accordance with that certain final plat of Bauer Landing, Section 2, recorded on August 12, 2015 under File Number 20150363610, Volume 675463, Film Code RP095470848, of the map or plat records of Harris County, Texas (the "Section 2 Plat"). The "Plat" as such term is defined in the Declaration is hereby modified and amended to include the Section 2 Plat, and the "Property" as such term is defined in the Declaration is hereby modified and amended to include the Additional Land. In this regard, the Declarant hereby adopts, establishes and imposes the covenants, conditions, restrictions, assessments, easements, liens and charges of the Declaration as they apply to Lots and related Common Areas upon the Additional Land, and declares that Additional Land and all portions thereof are and shall be held, transferred, used, assigned, sold, conveyed and occupied subject to all such covenants, conditions, restrictions, assessments, easements, liens and charges as set forth in the Declaration with respect to Additional Land as set forth in this Supplement. Without limiting the foregoing, each Lot within the Additional Land shall be subject to the use restrictions and architectural controls as provided in the Declaration which apply to Lots and any Dwelling or other improvements constructed thereon.

3. Membership and Voting Rights. Each Owner of a Lot within the Additional Land shall automatically be, and must remain, a Member of the Association so long as such person is an Owner, as provided in the Declaration.

4. Assessments. Each Owner of a Lot within the Additional Land, by acceptance of a deed or other conveyance or transfer of legal title to a Lot, whether or not it shall be so expressed in any such deed or other conveyance or transfer, shall be deemed to have covenanted and agreed to pay to the Association, or to an independent entity or agency which may be designated by the Association to receive such monies, assessments as provided in the Declaration. An assessment lien is created and reserved in favor of the Association to secure collection of the assessments as provided in the Declaration. The annual maintenance assessment for Lots in the Additional Land shall be the same as that charged to all other Lots within the Property.

5. No Other Effect. Except as expressly amended by this Supplement solely with respect to the Additional Land, the terms and provisions of the Declaration are not amended, modified or supplemented, and the Declaration, as amended hereby solely with respect to the Additional Land, is hereby supplemented and amended by the Declarant and the Additional Land is hereby affected by and included in the Property affected by such Declaration as set forth herein.

6. Severability. Invalidation of anyone provision of this Supplement by judgment or court order shall in no way affect any other provision of this Supplement or the remainder of this Supplement which shall remain in full force and effect. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Supplement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

7. Headings. The headings contained in this Supplement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Supplement.

REMAINDER OF PAGE LEFT BLANK - SIGNATURE PAGE FOLLOWS

ER 074-47-1907

IN WITNESS WHEREOF, the undersigned has caused this Supplement and Annexation of Declaration for Bauer Landing to be executed to be effective as of the date written above.

DECLARANT:

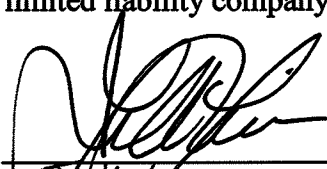
LGI HOMES-TEXAS, LLC,
a Texas limited liability company

10R

By: _____

Name: _____

Title: _____



Jack Lipar
Executive Vice President

STATE OF TEXAS

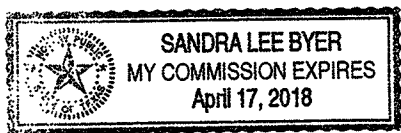
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COUNTY OF Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared Jack Lipar, the Executive VP of LGI HOMES-TEXAS, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability company, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of September, 2015.





Notary Public in and for the State of Texas

My Commission Expires: 4-17-18

EXHIBIT A

LEGAL DESCRIPTION OF THE ADDITIONAL LAND

All of the 92 residential lots and 1 reserve within the approximately 29.563± acres of land located in the Abraham Roberts Survey, A-63, Harris County Texas, as described on that certain final plat of Bauer Landing, Section 2, recorded on August 12, 2015 under File Number 20150363610, Volume 675463, Film Code RP095470848, of the map or plat records of Harris County, Texas.

1EE

ER 074-47-1909

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Pages 6
09/25/2015 12:32 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

ER 074-47-1910