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AFTER RECORDING, RETURN TO:
Bear Creek Ranch Community Association, Inc.
c/o Essex HOA Management
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006

STATE OF TEXAS §
§
COUNTY OF DALLAS §

SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAR CREEK RANCH
(Expansion Property - City of Lancaster ETJ, Dallas County, Texas)

THIS SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAR CREEK RANCH (this "**Supplement**") is made and entered into as of May 4, 2021 by CTMGT BEAR CREEK, LLC, a Texas limited liability company ("**Founder**").

PRELIMINARY STATEMENTS

A. The Founder's predecessor in interest, Kimball Hill Homes Dallas, LP, a Texas limited partnership (the "**Original Founder**") executed that certain Community Charter for Bear Creek Ranch, dated August 31, 2005, recorded on September 26, 2005 as Document No. 200503521613 of the Official Public Records of Dallas County, Texas, (the "**Original Declaration**") and those certain Design Guidelines for Bear Creek Ranch which were recorded on September 26, 2005 as Instrument No. 200503521617 in the Official Public Records of Dallas County, Texas ("**Design Guidelines**") to affect certain real property described in the Original Declaration and the Design Guidelines (the "**Property**").

B. Original Founder assigned all of its rights, title and interests as "Founder" under the Original Declaration and Design Guidelines to Richard Lane Development Co., a Texas corporation ("**Second Founder**") by that certain deed dated December 3, 2007, and Second Founder assigned all of its rights, title and interests as "Founder" under the Original Declaration and Design Guidelines to Bear Creek Lancaster Phase 2, LP., a Texas limited partnership ("**Third Founder**") by that certain Assignment and Assumption of Declarant Status and Rights under Community Charter for Bear Creek Ranch dated December 3, 2007, recorded on December 7, 2007 as Document No. 20070437580 of the Official Public Records of Dallas County, Texas, and Third Founder assigned all of its rights, title and interests as "Founder" under the Original Declaration and Design Guidelines to Founder by that certain Assignment and Assumption of Declarant Status and Rights under Community Charter for Bear Creek Ranch recorded as Document No. 201300392109 of the Official Public Records of Dallas County, Texas.

C. Founder modified and amended the Original Declaration by that certain First Amendment to Community Charter for Bear Creek Ranch dated April 15, 2014, recorded on April 2, 2014 as Document No. 201400078304 of the Official Public Records, Dallas County, Texas (the "**First Amendment to Declaration**"; The Original Declaration, as modified and amended by the First Amendment to Declaration is herein referred to as the "**Declaration**")

D. In accordance with Founder's rights under the Declaration, including, without limitation, its rights under Section 16.1 of the Declaration, the Founder may annex and submit to the terms of the Declaration all or any portion of the property described in Exhibit "B" of the Declaration and attached hereto as Exhibit "B" and incorporated herein by reference (the "**Expansion Property**") without consent of any Person except the owner of the Property, if not Founder.

E. Whereas Founder is the owner of the Expansion Property.

F. Section 5.3 of the Declaration authorizes the Founder to adopt and record design standards and architectural and aesthetic guidelines for the property subject to the Declaration.

G. In accordance with Founder's rights under the Declaration, including, without limitation, its rights under Section 5.3 and Section 16.1 of the Declaration, the Founder desires to annex the Expansion Property into the property subject to the Declaration and submit the Expansion Property to the terms of the Declaration and the design standards and architectural and aesthetic guidelines set forth in the Design Guidelines and include such Expansion Property into the property subject to the Declaration and the Design Guidelines.

NOW, THEREFORE, Founder 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. Expansion Property Subject to Declaration and Design Guidelines. In accordance with the provisions of Section 16.1 of the Declaration, the Founder does hereby amend the Declaration to include the Expansion Property as part of the Property subject to the Declaration, and all the platted residential lots within the Expansion Property are hereby included in the Units described in the Declaration, and all open space or common areas to be maintained by the Association within the Expansion Property are hereby included in the Common Area described in the Declaration. In this regard, the Founder hereby adopts, establishes and imposes the covenants, conditions, restrictions, assessments, easements, liens and charges of the Declaration as they apply to Units and related Common Areas upon the Expansion Property, and declares that Expansion Property 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 Expansion Property as set forth in this Supplement. Each Unit within the Expansion Property shall be subject to the use restrictions and architectural controls as provided in the Declaration and the Design Guidelines which apply to Units and any residence or other structure constructed thereon.

3. Membership and Voting Rights. Each Owner of a Unit within the Expansion Property 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 Unit within the Expansion Property, by acceptance of a deed or other conveyance or transfer of legal title to a Unit, 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. Until and unless otherwise determined by the Board of Directors of the Association, the annual maintenance assessment for Units in the Expansion Property shall be the same as that charged to all other Units within the Property.

5. No Other Effect. Except as expressly amended by this Supplement solely with respect to the Expansion Property, the terms and provisions of the Declaration and Design Guidelines are not amended, modified or supplemented, and the Declaration and Design Guidelines, each as amended hereby solely with respect to the Expansion Property, are hereby supplemented and amended by the Founder and the Expansion Property is hereby affected by and included in the Property affected by such Declaration and Design Guidelines 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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed to be effective as of the date first written above.

FOUNDER:

CTMGT BEAR CREEK, LLC,
a Texas limited liability company

By: Centamtar Terras, L.L.C.,
a Texas limited liability company,
its general partner

By: CTMGT, LLC,
a Texas limited liability company,
its sole manager

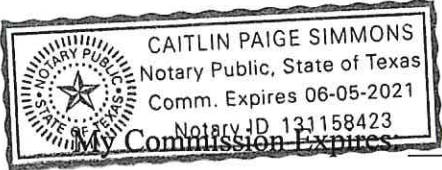
By: [Signature]
Name: mehrdad moayedi
Title: manager

STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared mehrdad moayedi, the manager of CTMGT, LLC, a Texas limited liability company, the sole manager of Centamtar Terras, L.L.C., a Texas limited liability company, the general partner of CTMGT BEAR CREEK, 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 s/he executed the same for the purposes and consideration therein expressed, and as the act and deed of said limited liability companies, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of may, 2021.

[Signature]
Notary Public in and for the State of Texas



06-05-2021

EXHIBIT LIST:
Exhibit B – Legal Description of the Expansion Property

EXHIBIT "B"

LEGAL DESCRIPTION OF THE EXPANSION PROPERTY

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Dallas County, Texas, and being more particularly described as follows:

Tract I

SITUATED in Dallas County, Texas, and being a tract of land in the SAMUEL T. BLEDSOE SURVEY, Abstract Nos. 119, the WILLIAM C. WALKER SURVEY, Abstract No. 1528, and the MONEY WEATHERFORD SURVEY, Abstract No. 1554, and being a part of those certain parcels conveyed to Harvey Properties Company by deeds recorded in Volume 73123, Page 1256 (Tracts A and B) and Volume 73133, Page 2505 (Tract B), in the Dallas County Deed Records, and all being more fully described as follows:

COMMENCING at a 5/8" iron rod found in place in the southeasterly line of State Highway 342 (120 foot wide right-of-way at this point) for the most westerly corner of said Tract A described in deed to Harvey Properties Company recorded in Volume 73123, Page 1256, said point being by description, 9.88 feet North along the west line of said Bledsoe Survey, Abstract No. 119 and the east line of the Heirs of Pollard Kirkland Survey, Abstract No. 746, from the northwest corner of the Samuel T. Bledsoe Survey, Abstract No. 120, the west corner of said Weatherford Survey, and the southerly southwest corner of said Bledsoe Survey, Abstract No. 119;

THENCE North 39 degrees, 08 minutes, 40 seconds East with said southeasterly line of Highway 342 and the northwesterly line of said Harvey Properties Company Tract A (Volume 73123, Page 1256), 230.80 feet to the PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE continuing North 39 degrees, 08 minutes, 40 seconds East with said southeasterly line of Highway 342 and northwesterly line of said Harvey Properties Company Tract A (Volume 73123, Page 1256), at 1860.06 feet passing a southerly line of Red Oak Road (Old Highway 342) [95 foot wide right-of-way at this point], at 2062.51 feet passing a northerly line of said Red Oak Road, at 2786.57 feet passing again said northerly, now westerly, line of Red Oak Road, and at 2912.16 feet passing said southerly, now easterly, line of Red Oak Road, continuing in all 3044.71 feet to the beginning of a curve whose center bears North 50 degrees, 51 minutes, 22 seconds West, 2954.81 feet;

THENCE with said curve and continuing with said southeasterly line of Highway 342 and northwesterly line of Harvey Tract A, a distance of 716.0 feet to a 5/8" iron rod found in place for the end of said curve and the beginning of a curve whose center bears North 55 degrees, 04 minutes, 11 seconds West, 2922.93 feet;

THENCE with said curve and continuing with said southeasterly line of Highway 342 and northwesterly line of Harvey Tract A, a distance of 197.69 feet to a 1/2" iron rod found in place for the north corner of said Harvey Tract A (Volume 73123, Page 1256) and the most westerly corner of that certain tract conveyed to David D. and Barbara Anne Gillis by deed recorded in Volume 76219, Page 1039, of said Deed Records;

THENCE with the northeasterly line of said Harvey Tract A (Volume 73123, Page 1256) and the southwesterly line of said Gillis tract, South 30 degrees, 49 minutes East, passing the south corner of said Gillis tract and a southwest corner of that certain tract conveyed to said David D. and Barbara Anne Gillis by deed recorded in Volume 76219, Page 1035, of said Deed Records, and continuing with said northeasterly line of Harvey Tract A and the southwesterly line of the second said Gillis tract, in all 1360.03 feet to a "Gerry Curtis RPLS 1640" capped 5/8" iron rod set for the southwest corner of the second said Gillis tract in a northerly line of McBride Road (42 foot wide right-of-way to the west of this point) and continuing in said McBride Road (undefined right-of-way) with said northeasterly line of Harvey Tract A (tracts to northeast front on northeasterly line of road and do not adjoin Harvey tract) South 29 degrees, 15 minutes, 05 seconds East, 391.54 feet to a "Gerry Curtis RPLS 1640" capped 5/8" iron rod set for the southeast corner of said Harvey Tract A;

THENCE South 68 degrees, 25 minutes, 30 seconds West with the southeasterly line of said Harvey Tract A (Volume 73123, Page 1256), 15.0 feet to a 5/8" iron rod found in place in the westerly line of said McBride Road for the most northerly corner of said Harvey Tract B as described in said deed in Volume 73133, Page 2505:

THENCE South 30 degrees, 56 minutes, 45 seconds East with the northeasterly line of said Harvey Tract A (Volume 73133, Page 2505) in said McBride Road, 720.17 feet to the most easterly corner of said Harvey Tract B in the easterly line of said McBride Road and in the southeasterly line of said Walker Survey and a northwesterly line of said Weatherford Survey, from which point a 1/2" iron rod bears North 0 degrees, 35 minutes East, 2.44 feet and another 1/2" iron rod bears South 19 degrees, 41 minutes East, 23.84 feet;

THENCE South 59 degrees, 14 minutes, 45 seconds West with said common line between said Walker and Weatherford Surveys and a southeasterly line of said Harvey Tract B and a northwesterly line of that certain tract described in Substitute Trustee's Deed recorded in Volume 95093, Page 408, of said Deed Records, in said McBride Road, 381.94 feet to a "Gerry Curllis RPLS 1640" capped 5/8" iron rod for an "L" corner in said Harvey Tract B and a northwesterly corner of said Substitute Trustee's tract;

THENCE South 0 degrees, 04 minutes, 15 seconds East with the east line of said Harvey Tract B (Volume 73133, Page 2505) and the west line of said Substitute Trustee's tract, partially in a remnant of said McBride Road, 948.24 feet;

THENCE crossing said Harvey Tract B as described in said Volume 73133, Page 2505, the following courses and distances:

North 89 degrees, 34 minutes, 30 seconds West, 1417.84 feet;

North 0 degrees, 25 minutes, 45 seconds East, 290.0 feet;

North 82 degrees, 34 minutes, 15 seconds West, 590.0 feet;

North 0 degrees, 25 minutes, 45 seconds East, 11.07 feet to the beginning of a curve whose center bears North 89 degrees, 34 minutes, 15 seconds West, 415.0 feet;

northwesterly with said curve, a distance of 371.46 feet to the end of said curve;

North 50 degrees, 51 minutes, 20 seconds West, 223.55 feet;

South 39 degrees, 08 minutes, 40 seconds West and parallel with said southeasterly line of State Highway 342, 15.0 feet;

North 50 degrees, 51 minutes, 20 seconds West, 120.0 feet;

South 39 degrees, 08 minutes, 40 seconds West and parallel with said southeasterly line of State Highway 342, 907.45 feet; and,

North 89 degrees, 34 minutes, 15 seconds West, 320.40 feet to the PLACE OF BEGINNING, and containing 127.7069 acres (5,562,912 square feet), of which 147,936 square feet are contained within said Red Oak and McBride Roads, leaving an area clear of said roads of 124.3107 acres (5,414,976 square feet).

Tract II

SITUATED in Dallas County, Texas, and being a tract of land in the SAMUEL T. BLEDSOE SURVEY, Abstract Nos. 119 and 120, and the MONEY WEATHERFORD SURVEY, Abstract No. 1554, and being of those certain parcels conveyed to Harvey Properties Company by deeds recorded in Volume 73123, Page 1256 (Tracts A and B) and Volume 73133, Page 2505 (Tract B), in the Dallas County Records, and all being more fully described as follows:

COMMENCING at a 5/8" iron rod found in place in the southeasterly line of State Highway 342 (foot wide right-of-way at this point) for the most westerly corner of said Tract A described in de Harvey Properties Company recorded in Volume 73123, Page 1256, said point being by description 9.88 feet North along the west line of said Bledsoe Survey, Abstract No. 119 and the east line of Heirs of Pollard Kirkland Survey, Abstract No. 746, from the northwest corner of the Samuel T. Bledsoe Survey, Abstract No. 120, the west corner of said Weatherford Survey, and the southerly south corner of said Bledsoe Survey, Abstract No. 119:

THENCE North 39 degrees, 08 minutes, 40 seconds East with said southeasterly line of Highway 342 the northwesterly line of said Harvey Properties Company Tract A (Volume 73123, Page 1256), 1 feet to the PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE North 39 degrees, 08 minutes, 40 seconds East with said southeasterly line of Highway 342 the northwesterly line of said Harvey Properties Company Tract A (Volume 73123, Page 1256), 1 feet;

THENCE crossing said Harvey tracts, the following courses and distances:

South 89 degrees, 34 minutes, 15 seconds East, 320.40 feet;

North 39 degrees, 08 minutes, 40 seconds East and parallel with said southeasterly line of State Highway 342, 907.45 feet;

South 50 degrees, 51 minutes, 20 seconds East, 120.0 feet;

North 39 degrees, 08 minutes, 40 seconds East and parallel with said southeasterly line of State Highway 342, 15.0 feet;

South 50 degrees, 51 minutes, 20 seconds East, 223.55 feet to the beginning of a curve whose center bears South 39 degrees, 08 minutes, 40 seconds West, 415.0 feet;

southerly with said curve, a distance of 371.46 feet to the end of said curve;

South 0 degrees, 25 minutes, 45 seconds West, 11.07 feet;

South 89 degrees, 34 minutes, 15 seconds East, 590.0 feet;

South 0 degrees, 25 minutes, 45 seconds West, 290.0 feet; and,

South 89 degrees, 34 minutes, 30 seconds East, 1417.84 feet to a point in the east line of said Harvey Tract B (Volume 73133, Page 2505) and the west line of that certain tract described in Substitute Trustee's Deed recorded in Volume 95093, Page 408, of said Deed Records, in a remnant of McBride Road;

THENCE South 0 degrees, 04 minutes, 15 seconds East in said road remnant and with said east line of Harvey Tract B (Volume 73133, Page 2505) and west line of Substitute Trustee's tract, passing the southwest corner of said Substitute Trustee's tract and the northwest corner of that certain tract conveyed to Clyde L. Hargrove by deed recorded in Volume 83074, page 4329, of said Deed Records, continuing with said Harvey east line and the west line of said Hargrove tract, in all 653.05 feet to the north line of that certain Texas Power and Light Company right-of-way conveyed by instrument recorded in Volume 5864, Page 60, of said Deed Records;

THENCE North 89 degrees, 52 minutes, 50 seconds West with said north line of Texas Power and Light Company right-of-way and the south line of said Harvey Tract B (Volume 73133, Page 2505), continuing with the north line of that certain right-of-way parcel conveyed to Texas Power and Light Company by instrument recorded in Volume 192, Page 0329, of said Deed Records, and the south line of said Harvey Properties Company Tract B (Volume 73123, Page 1256), in all 2626.92 feet;

THENCE crossing said Harvey Tract B (Volume 73123, Page 1256), North 0 degrees, 25 minutes, 45 seconds East, 667.11, and North 89 degrees, 34 minutes, 15 seconds West, 803.69 feet to the PLACE OF BEGINNING, and containing 57.4046 acres (2,500,545 square feet).

TOGETHER WITH:

[continued on next page]

Tract III

SITUATED in Dallas County, Texas, and being a tract of land in the SAMUEL T. BLEDSOE SURVEYS, Abstract Nos. 119 and 120, and the MONEY WEATHERFORD SURVEY, Abstract No. 1554, and being parts of those certain Tracts A and B and all of Tract C conveyed to Harvey Properties Company by deed recorded in Volume 73123, Page 1256 and all of Tract A conveyed to said Harvey Properties Company by deed recorded in Volume 73133, Page 2505, all in the Dallas County Deed Records, and all being more fully described as follows:

BEGINNING at a 5/8" iron rod found in place in the southeasterly line of State Highway 342 (120 foot wide right-of-way at this point) for the most westerly corner of said Tract A described in deed to Harvey Properties Company in Volume 73123, Page 1256, said point being by description, 9.98 feet North along the west line of said Bledsoe Survey, Abstract No. 119 and the east line of the Hairs of Pollard Kirkland Survey, Abstract No. 746, from the northwest corner of said Bledsoe Survey, Abstract No. 120, the west corner of said Weatherford Survey, and the southerly southwest corner of said Bledsoe Survey, Abstract No. 119;

THENCE North 37 degrees, 08 minutes, 40 seconds East with said southeasterly line of State Highway 342 and a northwesterly line of said Harvey Tract A described in Volume 73123, Page 1256, of said Deed Records, 77.01 feet;

THENCE crossing parts of said Harvey Tracts A and B (Volume 73123, Page 1256), South 89 degrees, 34 minutes, 15 seconds East, 803.69 and South 0 degrees, 25 minutes, 45 seconds West, 667.11 feet to a point in the north line of that certain Texas Power and Light Company right-of-way conveyed in Volume 192, Page 0329, of said Deed Records;

THENCE South 89 degrees, 52 minutes, 50 seconds East with the north line of said Texas Power and Light Company right-of-way, continuing with the north line of that certain Texas Power and Light Company right-of-way conveyed by instrument recorded in Volume 8864, Page 60, of said Deed Records, in all 2626.92 feet to a point in the east line of said Harvey Tract B (Volume 73133, Page 2505) and the west line of that certain tract conveyed to Clyde L. Hargrove by deed recorded in Volume 83074, Page 4329, of said Deed Records, in a remnant of McBride Road (width undefined);

THENCE South 0 degrees, 04 minutes, 15 seconds East in said remnant of McBride Road, to and continuing with the east line of said Harvey Tract A (Volume 73133, Page 2505) and with the west lines of those certain tracts conveyed to Karen Sue Fallen (Tracts One and Two) by deed in Volume 93207, Page 4953, of said Deed Records, and to V. H. Harman, Jr., by deed recorded in Volume 89195, Page 0039, of said Deed Records, in all 1898.23 feet to a "Gerry Curtis RPLS 1640" capped 5/8" iron rod set for the southeast corner of said Harvey Tract A and the southwest corner of said Harman tract in the north line of that certain tract conveyed to Troy Reed and wife Katy by deed recorded in Volume 3, Page 505, of said Deed Records, at an "L" corner in McBride Road, and from which point an iron bar found in place bears South 89 degrees, 50 minutes, 30 seconds East, 13.0 feet;

THENCE North 89 degrees, 58 minutes, 30 seconds West in said McBride Road and continuing in Reindeer Road (undefined width) with the south line of said Harvey Tract A (Volume 73133, Page 2505) and the north line of said Reed tract, continuing with north lines of those certain tracts conveyed to E. P. Wade by deeds recorded in Volume 2720, Page 6, and Volume 2059, Page 192, of said Deed Records, continuing with the south line of said Harvey Tract C (Volume 73123, Page 1256), in all 3495.41 feet to an "Gerry Curtis RPLS 1640" capped 5/8" iron rod set for the southwest corner of said Harvey Tract C at an "L" corner in said Reindeer Road;

THENCE North 0 degrees, 25 minutes, 45 seconds East (base bearing from Harvey Properties Company deeds) with the west lines of said Harvey Tracts B and C (Volume 73123, Page 1256), partially in said Reindeer Road, passing the south line of that certain Texas Power and Light Company right-of-way conveyed by instrument recorded in Volume 9, Page 18, of said Deed Records, continuing across said right-of-way and said Texas Power and Light Company right-of-way conveyed by instrument recorded in Volume 192, page 0329, of said Deed Records, in all 2515.63 feet to the PLACE OF BEGINNING, and containing 165.2462 acres (7,198,123 square feet), SAVE AND EXCEPT said Texas Power and Light Company rights-of-way containing 869,971 square feet, leaving an area clear of said rights-of-way of 145.2744 acres (6,328,152 square feet).

AND LESS AND EXCEPT:

All those tracts or parcels of land lying and being in Dallas County, Texas, and being more particularly described on that certain plat of Bear Creek Ranch Phase 1 recorded in Plat Book 138, at Page 00234 in the Office of the County Clerk of Dallas County, Texas on July 18, 2005 (it being understood that such tract and parcels of land described on the aforementioned plat are part of the land initially subject to the Declaration and shall remain property subject to the Declaration).