

AMENDED SUPPLEMENTARY DECLARATION
OF
COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS
OF
GREEN BRANCH RIDGE PHASE I, PHASE III and PHASE IV

WHEREAS, the owner of the property located in Green Branch Ridge Phase IV, a subdivision in Brazos County, Texas according to plat recorded in Volume 11960, page 55, Official Records, Brazos County, Texas (the "Subdivision") makes this Amended Supplementary Declaration of Covenants, Conditions, Reservations and Restrictions effective as of the 1st day of May, 2014;

WHEREAS, the owner of the property located in the Subdivision filed a Supplementary Declaration of Covenants, Conditions, Reservations and Restrictions which dated May 5, 2014 recorded in Volume 11995, page 135, Official Records, Brazos County, Texas ("Supplementary Declaration");

WHEREAS this Amended Supplementary Declaration relates to the Declaration of Covenants, Conditions, Reservations and Restrictions of Green Branch Ridge Phase I dated September 8, 2000 recorded in Volume 3927, page 111, Official Records, Brazos County, Texas ("Declaration");

WHEREAS, on April 17, 2014, **BEARD FAMILY PARTNERSHIP, L.P.**, a Texas limited partnership, filed a plat of **GREEN BRANCH RIDGE PHASE IV** (consisting of 51.06 acres) in Volume 11960, page 55, Official Records, Brazos County, Texas;

WHEREAS, the land located in Green Branch Ridge Phase IV according to the plat thereof is collectively called the "Added Land" in this Amended Supplementary Declaration and such Added Land is more particularly described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, the owner of the Added Land wishes to subject the Added Land to the Declaration and its covenants, conditions, restrictions and obligations as set forth in the Declaration, and the rights, privileges, duties and liabilities of the persons subject to the Declaration shall be the same with respect to the Added Land as they are with respect to the lands originally covered by the Declaration, as amended hereby pursuant to Paragraph 8 of Section X of the Declaration.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT:

1. All of the Added Land shall be held, sold, conveyed and occupied subject to the covenants, conditions, restrictions, liens and charges stated in the Declaration and as amended herein, which are for the purpose of preserving the value and desirability of, and which shall run with, the Added Land and shall be binding on all parties having any right, title or interest in or to the Added Land or any part thereof, their heirs, successors, and assigns, and which shall inure to the benefit of each owner thereof; and

2. Each contract or deed that may hereafter be executed with regard to the Added Land or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the covenants, conditions and restrictions stated in the Declaration regardless of whether or not the same are set out or referred to in said contract or deed.

3. In connection with the Added Land in Greenbranch Ridge Phase IV, no building or structure shall be located on any PARCEL nearer to the front property line than fifty feet (50') or nearer to either side property line than twenty-five feet (25') or nearer to the back property line than fifty feet (50').

4. For the purposes of Subparagraph 1. of Paragraph A in Section II of the Declaration, the term "garage apartment" shall mean any structure or part thereof attached or unattached to the primary residence on any PARCEL that is used for commercial or rental use. Any such structure is permitted provided it is similar in appearance to the single family dwelling on such PARCEL, is approved in writing by the COMMITTEE and is occupied by family members or temporary guests of OWNER.

IN WITNESS WHEREOF, the owner of the Added Land has executed this Amended Supplementary Declaration effective as of this 1st day of May, 2014.

BEARD FAMILY PARTNERSHIP, L.P.

By:



JAMES L. BEARD, President of LHB, Inc.,
General Partner

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me this 31 day of July, 2014, by **JAMES L. BEARD**, President of LHB, INC., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as partner on behalf of **BEARD FAMILY PARTNERSHIP**, a Texas limited partnership.

Rhonda K. Reina
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:
LAW OFFICES OF LARRY G. HOLT
1707 Broadmoor, Suite 103
Bryan, Texas 77802**



Filed for Record in:
BRAZOS COUNTY

On: Aug 07, 2014 at 08:40A

As a
Recordings

Document Number: 01203894

Amount 28.00

Receipt Number - 518712

By,
Becky Wright

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 07, 2014

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY