

2020029363
06/18/2020 08:54AM

AFTER RECORDING, RETURN TO:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
15 North Main Street
Temple, Texas 76501

**THIRD SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
AMITY ESTATES HOMEOWNERS' ASSOCIATION,
A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF
AMITY ESTATES, PHASE II,
A SUBDIVISION IN BELL COUNTY, TEXAS –
ANNEXATION OF AMITY ESTATES, PHASE V
("THIRD SUPPLEMENTAL DECLARATION")**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BELL §

Salado Detailed Builders, L.L.C., a Texas limited liability company ("Company") is the Declarant under that certain 'Declaration of Covenants, Conditions and Restrictions of Amity Estates Homeowners' Association, a Texas nonprofit property owners' association, and of Amity Estates, Phase II, a subdivision in Bell County, Texas' (the "Declaration") duly recorded as Document Number 2016-00052209, of the Official Public Records of Real Property of Bell County, Texas, and of the Amity Estates Homeowners' Association, a Texas nonprofit property owners' association (the "Association").

The Association was formed to exercise the functions of a property owners' association and to enforce the covenants of any and all governing documents that affect the use of the subdivision known as Amity Estates (the "Subdivision") and/or the Association including but not limited to the following governing documents:

- (1) Certificate of Formation of Amity Estates Homeowners' Association filed as File Number 803019603, Document Number 813926440002, Office of the Secretary of State of Texas, and recorded as Document Number 2016-00052208, Official Public Records of Real Property of Bell County, Texas.
- (2) Bylaws recorded as Document Number 2016-00052210, Official Public Records of Real Property of Bell County, Texas.
- (3) The Declaration recorded as Document Number 2016-00052209, Official Public Records of Real Property of Bell County, Texas.
- (4) First Supplemental Declaration of Covenants, Conditions and Restrictions of Amity Estates Homeowners' Association, a Texas nonprofit property owners' association, and of Amity Estates, Phase II, a subdivision in Bell County, Texas – Annexation of Amity Estates, Phase III, recorded as Document Number 2018-36998, Official Public Records of Real Property of Bell County, Texas.
- (5) Second Supplemental Declaration of Covenants, Conditions and Restrictions of Amity Estates Homeowners' Association, a Texas nonprofit property owners' association, and of Amity Estates,

THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF AMITY ESTATES HOMEOWNERS' ASSOCIATION, A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF AMITY ESTATES, PHASE II, A SUBDIVISION IN BELL COUNTY, TEXAS - ANNEXATION OF AMITY ESTATES, PHASE V

Phase II, a subdivision in Bell County, Texas – Annexation of Amity Estates, Phase IV, recorded as Document Number 2019-58019, Official Public Records of Real Property of Bell County, Texas.

The Company is the owner and developer of land neighboring and adjacent to properties governed by the Association, which land is described as:

A 41.397 acre tract of land in Bell County, Texas, being part of the E. Brewer Survey, Abstract No. 61, and the Young Williams Survey, Abstract No. 861, Bell County, Texas, which tract of land will be developed as:

All lots and blocks in Amity Estates, Phase V, an addition to the Village of Salado ETJ, Bell County, Texas, according to the map or plat recorded in Plat Year 2020, Plat Number N/A, Plat Records of Bell County, Texas (the "Property" or the "Phase V Subdivision").

The Declaration provides that Declarant may, without the consent of any other Owner, annex additional lands within the scheme of the Association and make such additional lands subject to the terms and provisions of the Governing Documents (as that term is defined in the Texas Property Code) of the Association, including but not limited to the governing documents set out in this Third Supplemental Declaration.

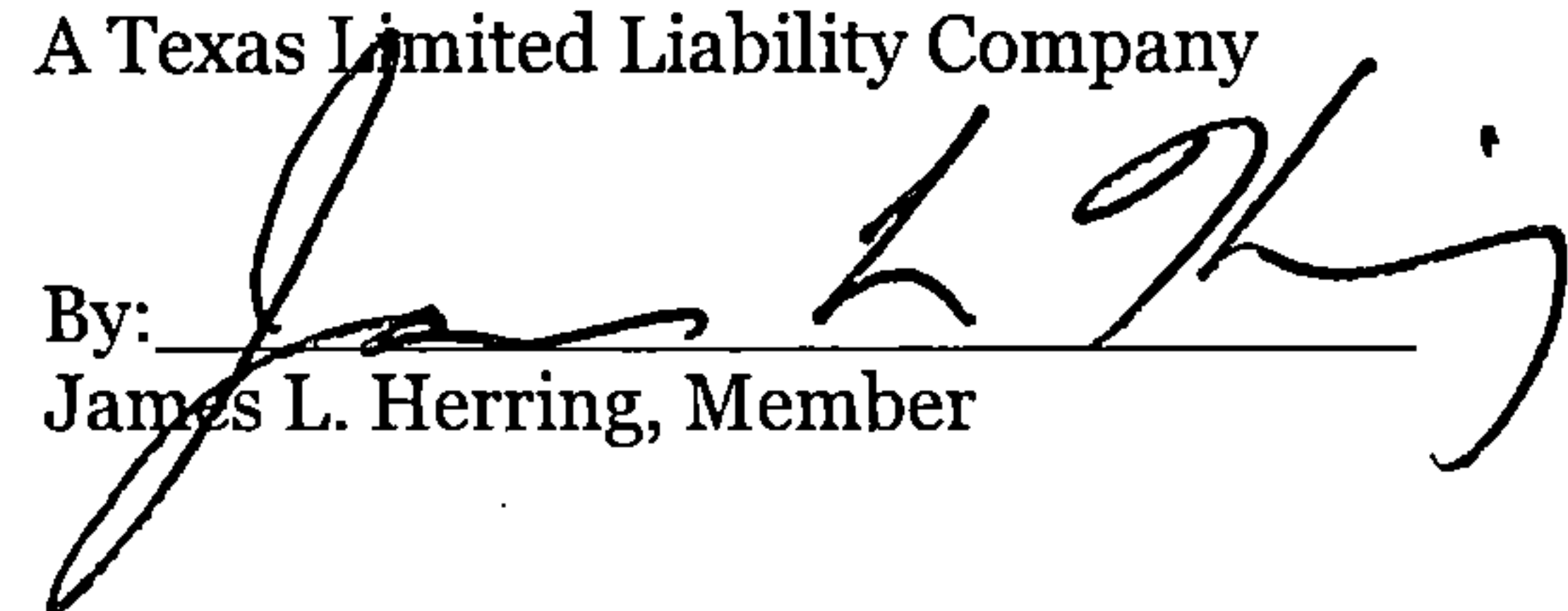
This Third Supplemental Declaration is executed by the Company (1) as Declarant, to annex the Phase V Subdivision into the Association and bring such Property within the scheme of the Governing Documents, and (2) as Owner, to acknowledge that the Phase V Subdivision will be annexed into the Association and will be subject to the Governing Documents.

All words that are undefined in this Third Supplemental Declaration but which are defined under Article 1 of the Declaration and used in this Third Supplemental Declaration will have the same meaning as the words defined in the Declaration.

WITNESS THE EXECUTION HEREOF, on June 8th, 2020

Declarant:

Salado Detailed Builders, L.L.C.,
A Texas Limited Liability Company

By: 
James L. Herring, Member

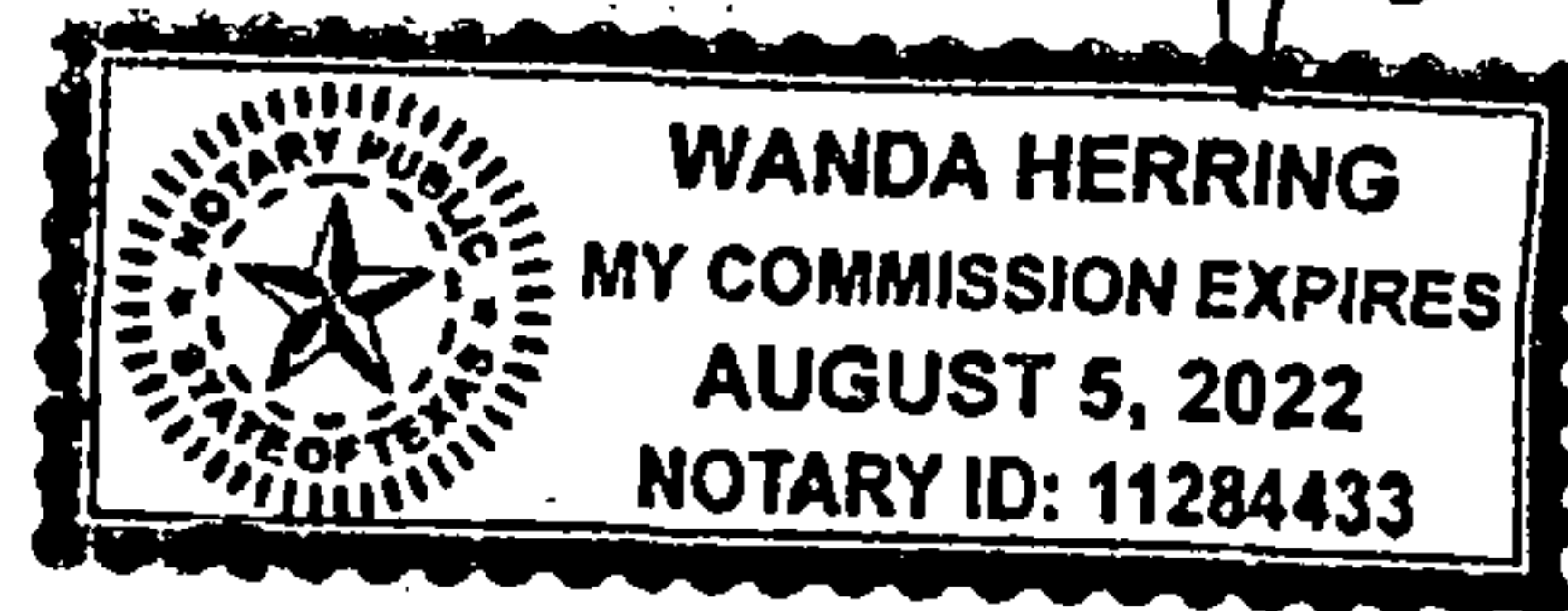
THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF AMITY ESTATES HOMEOWNERS' ASSOCIATION, A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF AMITY ESTATES, PHASE II, A SUBDIVISION IN BELL COUNTY, TEXAS - ANNEXATION OF AMITY ESTATES, PHASE V

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on June 8th, 2020,
by James L. Herring, in his capacity as a Member of Salado Detailed Builders, L.L.C., a Texas limited
liability company, on behalf of said limited liability company.

Wanda Herring
NOTARY PUBLIC



PREPARED IN THE LAW OFFICE OF:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: Thomas C. Baird / crm
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com

THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF AMITY ESTATES HOMEOWNERS' ASSOCIATION,
A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF
AMITY ESTATES, PHASE II, A SUBDIVISION IN BELL COUNTY, TEXAS -
ANNEXATION OF AMITY ESTATES, PHASE V



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2020029363

As
RESTRICTIONS

Recorded On: June 18, 2020

Parties: SALADO DETAILED BUILDERS LLC

To AMITY ESTATES P2

Comment:

**Billable Pages: 3,
Number of Pages: 4**

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00

Total Fees:

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

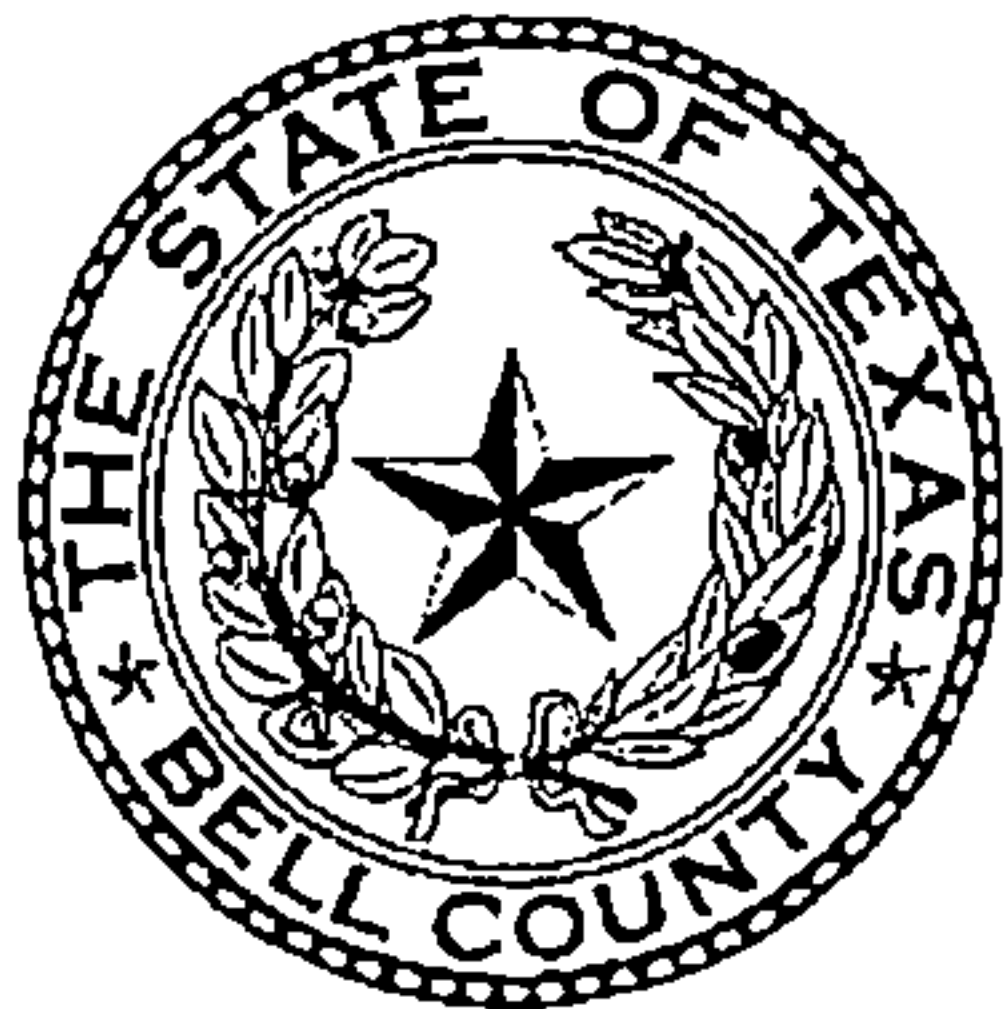
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2020029363
 Receipt Number: 124177
 Recorded Date/Time: 06/18/2020 8:54:54 AM
 User / Station: frysr - BCCCD0640

Record and Return To:

BAIRD, CREWS, SCHILLER & WHITAKER PC
 15 NORTH MAIN STREET
 TEMPLE, TX 76501



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk