

Grayson County
Wilma Blackshear Bush
County Clerk
Sherman, Texas 75090



70 2406 00025343

Instrument Number: 2006-00025343

Recorded On: October 12, 2006

As
Recordings

Parties: BLUEGREEN COMMUNITIES

Billable Pages: 4

To BRIDGES AT PRESTON CROSSINGS

Number of Pages: 5

Comment: SUPPLEMENTAL DECLARATION

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings	28.00
Total Recording:	28.00

***** 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:

Document Number: 2006-00025343

Receipt Number: 227985

Recorded Date/Time: October 12, 2006 04:01:38P

Book-Vol/Pg: BK-OR VL-4133 PG-258

User / Station: J CARYOL - Cashiering Station 2

Record and Return To:

BLUEGREEN COMMUNITIES
2000 E LAMAR BLVD SUITE 290
ARLINGTON TX 76006



THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed herein, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush

Wilma Blackshear Bush, Grayson County Clerk

Cross reference to Clerk's Doc. #
00025342
Grayson County, Texas records.

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
THE BRIDGES AT PRESTON CROSSINGS, SECTION ONE

THIS SUPPLEMENTAL DECLARATION is made this 5th day of October, 2006, by Bluegreen Communities of Texas, L.P., a Delaware limited partnership (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant prepared and filed of record that certain Declaration of Covenants, Conditions and Restrictions for The Bridges at Preston Crossings, Section One under Clerk's Doc. # 00025342 in the Official Public Records of Grayson County, Texas (herein referred to as the "Declaration"); and

WHEREAS, pursuant to the terms of Article 7 of the Declaration, the Declarant may submit certain additional property described on Exhibit "B" of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant is the owner of the real property described on Exhibit "A" attached hereto ("Additional Property"); and

WHEREAS, the Additional Property is a portion of that property described on Exhibit "B" to the Declaration; and

WHEREAS, the Declarant desires to submit the Additional Property to the terms of the Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby subjects the real property described on Exhibit "A" hereof to the provisions of the Declaration and this Supplemental Declaration, which shall apply to such property in addition to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration, both of which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, ~~successors in title and assigns~~. The provisions of this Supplemental Declaration shall be binding upon in accordance with the terms of the Declaration.

ARTICLE 1
Definitions

The definitions set forth in Article 1 of the Declaration are hereby incorporated by reference, unless said terms are otherwise defined herein.

ARTICLE 2
Neighborhood Designation

The Additional Property shall be designated as a Neighborhood which shall be known as "The Bridges at Preston Crossings, Section One."

ARTICLE 3
Use Restrictions

In addition to the Use Restrictions set forth in Article 10 of the Declaration, the following shall apply to The Bridges at Preston Crossings, Section One:

3.1 **Lot Construction.** The dwellings contained on the Lot shall meet the following standards:

(a) All dwellings must have no less than two thousand (2,000) square feet of living area, excluding porches and garages. One and one-half (1 ½) and two (2) story houses must have no less than two thousand four hundred (2,400) square feet of living area, excluding porches and garages, with no less than one thousand, five hundred (1,500) square feet of living area on the ground floor. All improvements, including but not limited to the dwellings, must be constructed using new material.

3.2 **Landscaping.** The front of all homes must be landscaped. (See Design Guidelines for details.)

ARTICLE 4
Amendment to Supplemental Declaration

4.1 **By Declarant.** This Supplemental Declaration may be unilaterally amended by the Declarant in accordance with Section 15.2(a) of the Declaration.

4.2 **By Members.** In addition to the requirements of Section 15.2(b) of the Declaration with respect to amendment by Members, any amendment to this Supplemental Declaration shall also require the written consent or affirmative vote, or any combination thereof, of Members holding at least sixty-seven percent (67%) of the total Class "A" votes allocated to the Lots subject to this Supplemental Declaration.

ARTICLE 5
Declaration

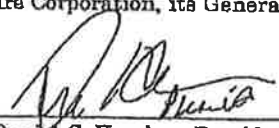
Except as specifically amended hereby, the Declaration and all terms thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration the day and year first above written.

DECLARANT:

BLUEGREEN COMMUNITIES OF TEXAS, L.P.
a Delaware limited partnership
By: BLUEGREEN SOUTHWEST LAND, INC., a
Delaware Corporation, its General Partner

By:


Daniel C. Koscher, President,
Bluegreen Southwest Land, Inc.

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 5 day of October, 2006, by Daniel C. Koscher, President of Bluegreen Southwest Land, Inc., a Delaware corporation, the general partner of Bluegreen Communities of Texas, L.P., a Delaware limited partnership, on behalf of said corporation.

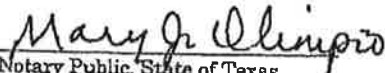

Notary Public, State of Texas



EXHIBIT "A"

Additional Property

ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Grayson County, Texas, as shown on a plat of survey made by Engineering Concepts & Design, LP, dated September 25, 2006, a copy of which plat was recorded on Oct 12, 2006, in the real property records of Grayson County, Texas in Book Volume 18, Page(s) 144 - 152, and to which plat reference is hereby made for a more particular description of said land.