

Grayson County  
Wilma Blackshear Bush  
County Clerk  
Sherman, Texas 75090



70 2007 00003400

Instrument Number: 2007-00003400

Recorded On: February 09, 2007

As  
Recordings

Parties: THE BRIDGES AT PRESTON CROSSINGS

Billable Pages: 6

To

Number of Pages: 6

Comment: SUPPLEMENTAL RESTRICTIONS

(Parties listed above are for Clerks reference only)

\*\* Examined and Charged as Follows: \*\*

Recordings	32.00
Total Recording:	32.00

\*\*\*\*\* 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:

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Record and Return To:

BLUEGRREN COMMUNITIES OF TEXAS

2000 E LAMAR

#290

ARLINGTON TX 76008



THE STATE OF TEXAS  
COUNTY OF GRAYSON  
I hereby certify that this instrument was FILED in the File Number sequence and 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

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Cross-reference to Clerk's Doc. # 00025342  
Official Real Property Records, Grayson County, Texas

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
THE BRIDGES AT PRESTON CROSSINGS -  
THE ESTATES AT THE BRIDGES AT PRESTON CROSSINGS**

THIS SUPPLEMENTAL DECLARATION is made as of the date stated below, 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, under Clerk's Doc. # 00025342 in the Official Public Records of Grayson County, Texas (herein referred to as the "Master Declaration"); and

WHEREAS, Declarant prepared and filed of record that certain First Supplemental Declaration of Covenants, Conditions and Restrictions for The Bridges at Preston Crossings, Section One, under Clerk's Doc. # 00025343 in the Official Public Records of Grayson County, Texas (herein referred to as the "First Supplemental Declaration");

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 may unilaterally amend the Declarations in accordance with Section 15.2(a) of the Declaration as it pertains to the real property described on Exhibit "A" attached hereto ("Additional Property")

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.

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**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 Estates at The Bridges at Preston Crossings".

**ARTICLE 3**

Use Restrictions

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

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

(a) All dwellings must have no less than three thousand (3,000) square feet of living area, excluding porches and garages. One and one-half (1 1/2) and two (2) story houses must have no less one thousand eight hundred (1,800) square feet of living area on the ground floor. All improvements, including but not limited to the dwellings, must be constructed using new material.

**ARTICLE 4**

Maintenance

In addition to the Maintenance requirements set forth in Article 5 of the Declaration, the following shall apply to The Estates at The Bridges at Preston Crossings:

The Association's Responsibility.

The Association shall maintain and keep in good condition, order and repair the Area of Common Responsibility, which shall include, but need not be limited to:

4.1 such portions of any additional property included within the Area of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, Agreement, or any contract or agreement for maintenance thereof entered into by the Association;

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**ARTICLE 5**  
**Assessments**

The Estates at The Bridges at Preston Crossings shall be subject to a Neighborhood Assessment for the benefit and use within the Neighborhood designated as "The Estates at The Bridges at Preston Crossings" only. The initial Neighborhood Assessment shall be FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) per year, which may be amended and modified by the Association as needed or required in the future. Such Neighborhood Assessment shall be in addition to the annual assessment due and payable to the Association for the general upkeep of the entire development and as described in Article 8 of the Master Declaration.

**Article 6**  
**Amendment to Supplemental Declaration**

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

6.2 **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.

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ARTICLE 7  
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 8th day of February, 2007.

DECLARANT:

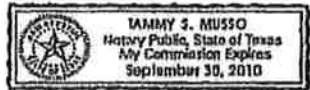
BLUEGREEN COMMUNITIES OF TEXAS, L.P.  
a Delaware limited partnership  
by BLUEGREEN SOUTHWEST LAND, INC.,  
a Delaware Corporation

By: Jesse Kensler  
Jesse Kensler, Vice President,  
Bluegreen Southwest Land, Inc.

STATE OF TEXAS §  
COUNTY OF GRAYSON §

This instrument was acknowledged before me on the 8th day of February, 2007, by Jesse Kensler, Vice 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.

TAMMY J. MUSSO  
Notary Public, State of Texas



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**EXHIBIT "A"**

**Additional Property**

Lots 256 - 360, The Bridges at Preston Crossings, Section One, together with the improvements and appurtenances belonging thereto as well as any and all re-plats of these lots that may occur in the future, lying and being in Grayson County, Texas, as shown on a plat of survey made by Engineering Concepts, L.P., dated September 25, 2006, a copy of which plat was recorded on October 12, 2006, in the real property records of Grayson County, Texas in Volume 18, Page(s) 144, and to which plat reference is hereby made for a more particular description of said land.