

Grayson County
Wilma Blackshear Bush
County Clerk
Sherman, Texas 75090



Instrument Number: 2009-00012386

Recorded On: June 24, 2009

As
Recordings

Parties: BLUEGREEN COMMUNITIES

Billable Pages: 5

To BRIDGES AT PRESTON CROSSINGS

Number of Pages: 7

Comment: SUPPLEMENTAL DECLARATION

(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:

Document Number: 2009-00012386
Receipt Number: 291039
Recorded Date/Time: June 24, 2009 04:07:04P
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Record and Return To:

BRIDGES AT PRESTON CROSSINGS
17970 FM 121
GUNTER TX 75058



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 hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush
Wilma Blackshear Bush, Grayson County Clerk

CROSS REFERENCE TO GRAYSON COUNTY
CLERK'S DOCUMENT #00025342

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
THE BRIDGES AT PRESTON CROSSINGS
TIMBER CREEK AT THE BRIDGES
Section 2-A**

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; and

WHEREAS, Declarant prepared and filed of record that certain Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Bridges at Preston Crossings, The Estates at The Bridges at Preston Crossings, under Clerk's Document #00003400 in the Official Public Records of Grayson County, Texas; and

WHEREAS, Declarant prepared and filed of record that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for The Bridges at Preston Crossings under Clerk's Document #00004134 in the Official Public records of Grayson County Texas; and

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

WHEREAS, Declarant may unilaterally amend the Master Declaration in accordance with Section 15.2(a) of the Master Declaration as it pertains to 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 Master Declaration; and

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

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Master Declaration, Declarant hereby subjects the real property described on Exhibit "A" hereof to the provisions of the Master Declaration and this Supplemental Declaration, which shall apply to such

property in addition to the provisions of the Master 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 Master 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 Master Declaration.

ARTICLE 1
Definitions

The definitions set forth in Article 1 of the Master 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 "Timber Creek at The Bridges".

ARTICLE 3
Use Restrictions

In addition to the Use Restrictions set forth in Article 10 of the Master Declaration, the following shall apply to Timber Creek at The Bridges:

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 Master Declaration, the following shall apply to Timber Creek at The Bridges:

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 Master 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

5.1 Timber Creek at The Bridges shall be subject to a Neighborhood Assessment for the benefit and use, within the Neighborhood designated as "Timber Creek at The Bridges" 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.

5.2 Lot Mowing Assessment. Each Owner of a Unit in The Bridges at Preston Crossings, by acceptance of a deed therefore, agrees to pay the Association an annual Lot Mowing Assessment each year that the Unit is vacant. This assessment shall be used to create a fund known as the "Lot Mowing Fund" which shall be used to mow Owners' vacant lots in the Property at least four (4), but not more than six (6), times per year. The Lot Mowing Assessment shall be TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) per lot, per year, adjusted according to the number of Days remaining in the fiscal year at the time that Assessments commence on the Unit. Thereafter, the Lot Mowing Assessment shall be due the first day of the first month of the year, payable with all other Assessments. The annual Lot Mowing Assessment is not refundable should building begin at any point in a given year or should the Unit be resold.

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(1f) of the Master Declaration.

6.2 By Members. In addition to the requirements of Section 15.2(b) of the Master 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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EXHIBIT "A"
Additional Property

All That tract or parcel of land together with the improvements and appurtenances belonging thereto, belonging and being in Grayson County, Texas as shown on the plat entitled "Final Plat of Bridges at Preston Crossings Section 2-A" dated May 28, 2009 prepared by Engineering Concepts & Design, L.P., a copy of which was recorded June 9, 2009 in Book PL, Volume 20, Page 12, Deed Records, Grayson County, Texas, and to which plat reference is hereby made for a more particular description of the land.

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Grayson County

On: Jun 24, 2009 at 04:07P

As a
Recordable

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By:
JANA CARYOL

STATE OF TEXAS COUNTY OF GRAYSON
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 named records of:
Grayson County
as stamped hereon by me.

Jun 24, 2009

Wilea Blackham Bush, County Clerk
Grayson County