

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

**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
SOUTH POINTE HOMEOWNERS' ASSOCIATION,
A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, OF
SOUTH POINTE,
AN ADDITION TO BELL COUNTY, TEXAS -
ANNEXATION OF SOUTH POINTE PHASE III,
("SUPPLEMENTAL DECLARATION")**

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

KIELLA DEVELOPMENT, INC., a Texas corporation ("KDI") is the Declarant under that certain 'Declaration of Covenants, Conditions and Restrictions for South Pointe Homeowners' Association, a Texas nonprofit property owners' association', duly recorded as Document Number 2019-9426, and re-recorded under Document Number 2019-10422, Official Public Records of Real Property, Bell County, Texas. The South Pointe Homeowners' Association Notice of Dedicatory Instruments is duly recorded in document number 2019-10612, Official Public Records of Real Property of Bell County, Texas (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 South Pointe (the "Subdivision") and/or the Association, all in accordance with the terms and provisions of the Declaration.

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

A 18.294 Acre tract of land located in the Maximo Moreno Survey, Bell County, Texas, being more particularly described in Exhibit "A" ("Annexed Property"); also known as:

Lots Seventeen thru Fifty-four (17-54), Block One (1), Lots One thru Thirty (1-30), Block Two (2), Lots One thru fifteen (1-15) Block 3 and Tract A,B,C,E and G, all in South Pointe Phase III, a subdivision in the City of Temple, Bell County, Texas, according to the map or plat of record in 2021033149, Official Public Records of Bell County, Texas.

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.

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SOUTH POINTE HOMEOWNERS' ASSOCIATION, A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF SOUTH POINTE, AN ADDITION IN BELL COUNTY, TEXAS - ANNEXATION OF SOUTH POINT PHASE II

This Supplemental Declaration is executed by the Declarant (1) as Declarant, to annex the Annexed Property into the Association and bring such property within the scheme of the Governing Documents, and (2) as owner of the Annexed Property, to acknowledge that the Annexed Property will be annexed into the Association and will be subject to the Governing Documents.

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

WITNESS THE EXECUTION HEREOF, on June 7, 2023.

Declarant:

KIELLA DEVELOPMENT, INC.
A Texas corporation

By: [Signature]
Scott Kiella, Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on June 7, 2023, by Scott Kiella in his capacity as Authorized Agent of KIELLA DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SOUTH POINTE HOMEOWNERS' ASSOCIATION, A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF SOUTH POINTE, AN ADDITION IN BELL COUNTY, TEXAS - ANNEXATION OF SOUTH POINT PHASE II

The undersigned, as owners of Lots located in the Subdivision known as South Pointe Phase III, do hereby ratify, affirm, and approve (1) the filing of this Supplemental Declaration, (2) annexation of the Property into the South Pointe Homeowner's Association, Inc., a Texas nonprofit corporation, (3) and to approve and consent to the provisions herein contained.

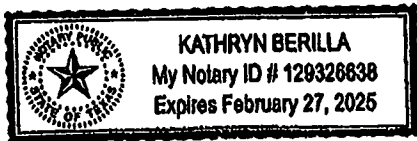
STYLECRAFT CENTRAL TEXAS, LP,
A Texas Limited Partnership

By: NEW CITY DEVELOPMENT, LLC,
A Texas Limited Liability company,
Its General Partner

By: [Signature]
Name: Stephen Grove
Title: Asst. V.P.

THE STATE OF TEXAS §
COUNTY OF Brazos §

This instrument was acknowledged before me on June 1, 2023, by Stephen Grove in his/her capacity as Asst VP of New City Development, LLC, a Texas limited liability company in its capacity as General Partner of Stylecraft Central Texas, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



[Signature]
Notary Public

PREPARED IN THE LAW OFFICE OF:
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: Juli A. Bryan/ sag
15 North Main Street
Temple, Texas 76501

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SOUTH POINTE HOMEOWNERS' ASSOCIATION, A TEXAS NONPROFIT PROPERTY OWNERS' ASSOCIATION, AND OF SOUTH POINTE, AN ADDITION IN BELL COUNTY, TEXAS - ANNEXATION OF SOUTH POINT PHASE II



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

Instrument Number: 2023024895

As

RESTRICTIONS

Recorded On: June 07, 2023

Parties: KIELLA DEVELOPMENT INC

To SOUTH POINTE

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:	\$19.00

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

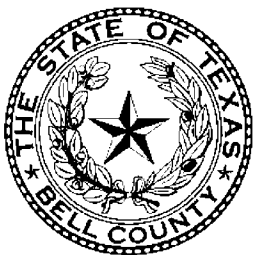
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023024895
Receipt Number: 348932
Recorded Date/Time: 06/07/2023 1:45:00 PM
User / Station: mulholmr - BCCCD0638

Record and Return To:

Baird Crews Schiller and Whitaker PC
15 N MAIN ST
TEMPLE, TX 76501-7629



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