

**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES
AND LIENS FOR STONEBRIDGE SUBDIVISION
TO ANNEX PROPERTY – PHASE 2
TO FURTHER DEFINE COMMON AREAS
TO CONFIRM RULES FOR USE OF COMMON AREA LAKE AND
GRANT VARIANCES**

**STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF MONTAGUE §**

THIS Supplemental Declaration is made by Texas Land Holdings I, LLC, a Nevada Limited Liability Company, hereinafter referred to as the "Declarant":

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of the real property more particularly described below and desires to develop thereon a residential subdivision; and

WHEREAS, the Declarant filed a Plat of Stonebridge Subdivision on May 15, 2024, under Cabinet G, Volume 10, Page 537 (Document No. 2402430) of the Official Public Records of the Montague County Clerk, Montague County, Texas (“Original Subdivision Plat”); and

WHEREAS, on May 23, 2024, Declarant filed of record the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision under Document No. 2402529 of the Official Public Records of the Montague County Clerk, Montague County Texas; and

WHEREAS, the Declarant filed a Replat of Lot 19R on February 11, 2025, under Cabinet G, Volume 10, Page 549 (Document No. 2500591) of the Official Public Records of the Montague County Clerk, Montague County, Texas (“Replat”); and

WHEREAS, the above referenced Declarations allow for the Declarant, in its discretion to incorporate any additional real property as additional phases of the Subdivision and bring the same under the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision and to change its development plan; and

WHEREAS, the Declarant now desires to bring an additional phase of the Subdivision under the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens filed on May 23, 2024 and to add additional Common Areas;

NOW THEREFORE, the Declarant declares that the real property known as Stonebridge Phase 2, which is further described below, is and shall be held, transferred, sold, conveyed and occupied subject to the Texas Property Code and subject to the covenants, restrictions, easements, charges and liens filed of record under Document No. 2402529 of the Official Public Records of the Montague County Clerk, Montague County Texas.

ARTICLE I
Definitions

Section 1. Any words not defined in this Supplemental Declaration shall have the same meaning assigned in the Declaration filed of record under Document No. 2402529 of the Official Public Records of the Montague County Clerk, Montague County, Texas. The following words when used in this Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) “Additional Property” shall mean and refer to the additional 70 acres that the Declarant is developing known as Stonebridge Phase 2 which includes 11 Lots and a 11.31 acre Common Area and is described on the Plat filed of record under Cabinet G, Volume 10, Page 550 (Document No. 2500592) of the Official Public Records of the Montague County Clerk, Montague County, Texas.

(b) “Original Declaration” shall mean and refer to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision filed of record under Document No. 2402529 of the Official Public Records of the Montague County Clerk, Montague County, Texas.

(c) “Common Area” shall mean and refer to the portions of the Subdivision, including any applicable easements, owned by the Association for the common use and enjoyment of the Members including, but not limited to, all Roads, entrance gate, landscaping, clubhouse, outdoor pavilion, kids club, pickleball court, soccer field, dog-park, walking trails, fishing pond, mailbox clusters, lake, dock, 11.31 acres shown as Common Area on the Plat of Phase 2, 10’ Equestrian Trail and a 20’ Equestrian Trail shown on the Plat of Phase 2, day barn, riding ring, horseback riding/nature trail, community garden, and the Common Area water wells and septic systems, together with such other property as the Association may acquire in the future for the common use and enjoyment of the Members.

(d) “Lot” shall mean and refer to the 99 individual tracts of land identified on the Plat or any amendments thereto. In the event any Lot is increased in size by combination under the regulations set forth herein, the same shall nevertheless be and remain a lot for the purposes of this Declaration. Lot 39 is not a “Lot” and is a

Common Area to be owned by the Association.

(e) “Plat” shall mean and refer to the Plat of Stonebridge Subdivision – Phase 1, filed on May 15, 2024, under Cabinet G, Volume 10, Page 537 (Document No. 2402430) of the Official Public Records of the Montague County Clerk, Montague County, Texas, the Replat of Lot 19R, filed on February 11, 2025, under Cabinet G, Volume 10, Page 549 (Document No. 2500591) of the Official Public Records of the Montague County Clerk, Montague County, Texas; and the Plat of Stonebridge Subdivision Phase 2, filed of recorded on February 11, 2025 under Cabinet G, Volume 10, Page 550 (Document No. 2500592) of the Official Public Records of the Montague County Clerk, Montague County, Texas and any other amendments thereto.

(f) “Supplemental Declaration” shall mean and refer to this Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision.

ARTICLE II **Incorporation of Additional Property**

Section 1. Additional Property. The 11 Lots and a 11.31 acre Common Area comprised of 70 acres of real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Supplemental Declaration and the Original Declaration is located in Montague County, Texas, and is described on the Plat of the Stonebridge Subdivision Phase 2 filed of record under Cabinet G, Volume 10, Page 550 (Document No. 2500592) of the Official Public Records of the Montague County Clerk, Montague County, Texas.

Section 2. Additional Phase. Declarant elects that the Additional Property that is the subject of this Supplemental Declaration be incorporated into the Subdivision to be fully covered under the Original Declaration as if it was part of the original Subdivision. This property so incorporated shall be subject to all the declarations, covenants, easements, liens, restrictions, and duties as set forth in the Original Declaration.

ARTICLE III **Use Restrictions**

Section 1. Use Restrictions for Certain Properties in Phase 2. The land that comprises Phase 2 is subject to restrictions imposed by a Warranty Deed recorded under Instrument No. 2500249 of the Official Public Records of the Montague County Clerk, Montague County, Texas. These restrictions are as follows:

- A. All lots in Phase 2 are subject to the following restriction: no hunting, discharging a firearm, or using a bow or archery except for personal or family protection.
- B. Lots 7 and 8 of Phase 2, along with the 11.31 acre Common Area in Phase 2, are subject to the restrictions:
 - (i) A designated 80 foot (80') buffer area ("Buffer Area") is established along the northern boundary of Lots 7 and 8, and 100 foot (100') on the 11.31 acre Common Area. Within this Buffer Area, the following prohibitions apply:
 - a. No tree removal shall take place within the Buffer Area.
 - b. No permanent or temporary structures shall be placed within the Buffer Area.
 - (ii) There shall be a height restriction of twenty five foot (25') measured from the highest elevation of the slab at natural ground elevation for any home located on a lot that includes any portion of the Buffer Area.

The restrictions outlined in this Article III are not eligible for a variance by the Declarant or the Architectural Review Committee.

ARTICLE IV
Additional Provisions for Common Area Regulation

Section 1. Use of Common Area Lake. The Common Area lake is located on Lots 31, 32, 33, 34, 36, 37, 38, 39, 40, 57, 58, 59, and 60 within the Stonebridge Subdivision, along with the remaining land portion of Lot 39. These lots are further detailed on the map and plat recorded in the Official Public Records of Montague County, Texas, under Cabinet G, Volume 10, Page 537 (Document No. 2402430). This Common Area lake and the community dock located on Lot 39, shall function as a recreational space for all Members and their guests. The Common Area lake and the community dock is to be used for fishing and using non gas powered vessels. It is strictly prohibited to use any gasoline powered watercraft on this lake.

Section 2. Docks on the Common Area Lake. The Owners of Lots 31, 32, 33, 34, 36, 37, 38, 40, 57, 58, 59, and 60 within the Stonebridge Subdivision may install a dock into the Common Area Lake with the written approval of the Architectural Review Committee or Developer (prior to the Control Transfer Date). A dock may be installed prior to the construction of any Improvements on the Lot. Plans and Specifications for the dock must be submitted in PDF format. A non-refundable fee of two hundred and fifty

dollars (\$250.00) is required at time of plan submittal to cover administrative costs involving the approval process.

Section 3. Use of Common Area Equestrian Area, Day Barn and Riding Ring. The Equestrian Area, Day Barn, and Riding Ring are available for use in accordance with the Rules and Regulations established by the Association's Board. These facilities are generally available on a first-come, first-served basis. All Members are responsible for cleaning up after use to maintain the area's cleanliness and accessibility for others.

ARTICLE V **Variances Granted**

Section 1. Variance for Specific Lots with Pastures and Fields. Due to the topography of Lots 31, 32, 33, 34, 36, 37, 38, 40, 57, 58, 59, and 60 (hereinafter referred to as "Lake Front Lots"), the Declarant pursuant to Section 8.05 of the Original Declaration grants a variance to Section 2.25 of the Original Declaration regarding the location of pastures and fields. These Lake Front Lots shall be allowed a variance to the requirement that any pasture or agricultural field be located behind the residential structure. These Lake Front Lots shall be able, at their election, to build closer to the lake and may place a pasture or agricultural field in front of the residential structure.

Section 2. Variance for Lot 39 Conversion to Common Area. Lot 39 is being designated as a Common Area to be owned by the Stonebridge Property Owners' Association, Inc. and will serve as a lake accessible to all Members. Pursuant to Section 8.05 of the Original Declaration, the Declarant grants a variance that Lot 39 is exempt from all restrictions, assessments, and requirements set forth in the Declaration.

ARTICLE VI **General Provisions**

Section 1. Binding Effect. All covenants, conditions, limitations, restrictions, easements, and affirmative obligations set forth in this Supplemental Declaration and the Original Declaration shall be binding on the Owners of the Lot(s) and each and every Owner of the properties and their respective heirs, successors, and assigns, and shall run with the land. All rights, easements and agreements reserved by or granted to Declarant in the Original Declaration shall inure to the benefit of Declarant, its successors and assigns including, without limitation, the right to develop and submit additional phases. Declarant reserves the right in addition to all other rights of Declarant, to assign its rights of consent and approval as set out in this Supplemental Declaration and any amendment hereto or supplement thereof, to the Association, or any assignee of Declarant's development rights.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Plat. Reference to “Plat”, “Map”, or other term synonymous therewith shall mean and include any Plats of Stonebridge Subdivision, all phases, filed of record in the Official Public Records of Montague County, Texas, and all subsequent revisions thereof as and when recorded with the Montague County Clerk’s Office, Montague County, Texas.

Any other terms and conditions of the Original Declaration not revised herein shall remain in full force and effect.

This Supplemental Declaration shall become effective upon its recordation in the Official Public Records of the Montague County Clerk’s Office, Montague County, Texas.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 21st day of MARCH 2025.

[signature follows on the next page]

FILED FOR RECORD
KIM JONES - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO:2501310

FILED ON: March 27, 2025 AT 4:09 PM
THE INSTRUMENT CONTAINED 8 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the instrument of
named record of Montague County, and stamped hereon by
me.

DATE: March 27, 2025
KIM JONES, COUNTY CLERK

A handwritten signature in cursive script, appearing to read "Kim Jones", is written over a solid horizontal line.

Instrument # 2501310 , 8 Pages

OPR RECORDS