

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

**SUPPLEMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CROSS OAK RANCH**

This Supplement to the Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch (“*Supplement*”), is made by CADG Cross Oak Ranch, LLC, a Texas limited liability company, as the sole remaining Declarant (“*Declarant*”), and consented to by Bloomfield Homes, LP, a Texas limited partnership (“*Bloomfield Homes*”), to be effective when filed with the Office of the Denton County Clerk.

RECITALS

A. Declarant’s predecessor in interest did execute that certain Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch which was filed on December 31, 2002, and recorded in Volume 5242, Page 533, *et seq.* of the Official Public Records of Denton County, Texas (the “*Original Declaration*”); and

B. The Original Declaration was amended by virtue of that certain the First Amendment to Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch, recorded as Document No. 2003-R0175378 in the Official Public Records of Denton County, Texas (the “*First Amendment*”), that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch, recorded as Document No. 2006-76650 in the Official Public Records of Denton County, Texas (the “*Second Amendment*”), that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch, recorded as Document No. 2007-103837 in the Official Public Records of Denton County, Texas (the “*Third Amendment*”), and that certain Fourth Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions for Cross Oak Ranch, recorded as Document 2015-120271 in the Official Public Records of Denton County, Texas (the “*Fourth Amendment*”); and

C. The Original Declaration, together with the First Amendment, Second Amendment, Third Amendment, and Fourth Amendment are collectively referred to as the “*Cross Oak Ranch Declaration*,” and

D. Certain dedicatory instruments affecting members of Cross Oak Ranch Community Association, Inc. (the “*Association*”) have been filed of record in the Official Public Records of Denton County, Texas, to wit: (i) Instrument No. 2008-19483; (ii) Instrument No. 2012-3315; (iii) Instrument No. 2016-2374; (iv) Instrument No. 2016-74790; (v) Instrument No. 2016-95255; (vii) Instrument No. 2016-95255; and (viii) Instrument No. 2017-165178 (collectively, the “*Cross Oak Ranch Dedicatory Instruments*”); and

E. Article 8, Section 8.1 of the Cross Oak Ranch Declaration permits the Declarant to unilaterally subject the provisions of the Cross Oak Ranch Declaration and the jurisdiction of the Cross Oak Ranch Homeowners Association, Inc. (the "*Association*") to additional property by filing a Supplemental Declaration with the office of the Denton County Clerk annexing such property; and

F. Article 8, Section 8.1 of the Cross Oak Ranch Declaration permits the Declarant to impose additional restrictions not found in the Cross Oak Ranch Declaration upon such additional property; and

G. Declarant desires to annex the real property described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the "*Additional Land*"), and the record title holder of such Additional Land. Bloomfield Homes, hereby joins in this Supplement as evidence of its approval of inclusion and annexation of the Additional Land into the Property subject to the Cross Oak Ranch Declaration and to the agreements set forth below, and declares its intent to subject such Additional Land to the scheme of development set forth in and created by the Cross Oak Ranch Declaration, as amended, and to the jurisdiction of the Association.

NOW, THEREFORE, CADG Cross Oak Ranch, LLC, as Declarant, hereby declares and affirms as follows:

The Additional Land is hereby, and shall be, subject to the scheme and plan of development contained in the Cross Oak Ranch Declaration, as amended, and such Additional Land shall henceforth be held, transferred, sold, conveyed, used, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Cross Oak Ranch Declaration, as amended, and the Cross Oak Ranch Dedicatory Instruments (all of which are hereby incorporated herein by reference for all purposes). Bloomfield Homes, on its own behalf and on behalf of its successors and assigns, hereby agrees to pay the Association an amount equivalent to \$1,000 per Lot for each Lot eligible for residential construction as set forth and described on any final plat of the Additional Land. Bloomfield Homes shall pay this amount to the Association within a reasonable time following the recordation of the final plat subdividing the Additional Land but in no event later than thirty (30) days thereafter. Bloomfield Homes hereby further agrees that the payment obligation contained herein runs with title to the Additional Land and shall be secured by lien reserved, created and established pursuant to Article 6 of the Cross Oak Ranch Declaration.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

Signed this 8 day of February, 2019.

DECLARANT:

CADG Cross Oak Ranch, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
its Manager

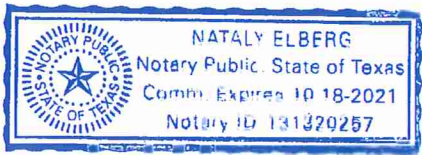
By: MMM Ventures, LLC
a Texas limited liability company
its Manager

By: 2M Ventures, LLC
a Texas limited liability company
its Manager

By: [Signature]
Name: Mehrdad Moayed
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8 day of February, 2019, by Mehrdad Moayed, Manager of 2M Ventures, LLC, a Texas limited liability company, the Manager of MMM Ventures, LLC, a Texas limited liability company, the Manager of CADG Holding LLC, a Texas limited liability company, the Manager of CADG Cross Oak Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.

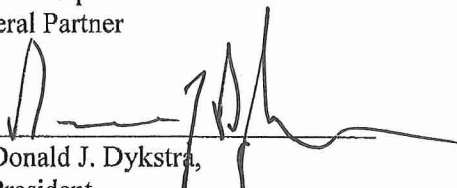


[Signature]
Notary Public, State of Texas

BLOOMFIELD HOMES:

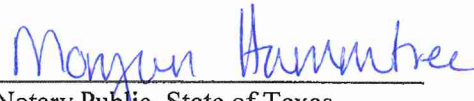
Bloomfield Homes, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation
Its: General Partner

By: 
Donald J. Dykstra,
President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8 day of February, 2019, by Donald J. Dykstra, President of Bloomfield Properties, Inc., a Texas corporation, General Partner of Bloomfield Homes, L.P., a Texas limited partnership, on behalf of said limited partnership.


Notary Public, State of Texas

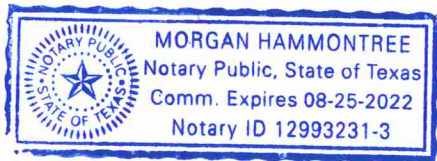


EXHIBIT A

Description

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, Denton County, Texas and being part of a tract of land described in deed to MAW Cross Oak Ranch, L.P. recorded in Instrument Number 2005-39250, Clerk Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the most easterly southeast corner of said MAW Cross Oak Ranch tract;

THENCE departing said east line the following courses and distances:

N 88°06'16" W, 56.07 feet;

N 42°14'46" W, 45.28 feet;

N 77°18'14" W, 42.34 feet;

N 88°32'29" W, 76.11 feet;

N 77°28'44" W, 172.32 feet;

N 49°20'14" W, 117.68 feet;

N 55°37'17" W, 180.42 feet;

N 46°55'53" W, 243.45 feet;

N 16°38'27" E, 133.57 feet;

N 47°24'56" E, 290.44 feet;

N 56°17'10" E, 317.85 feet;

N 61°50'45" W, 308.69 feet to said east line;

THENCE S 00°06'03" W, 672.01 feet, with said east line;

THENCE S 00°05'27" E, 403.35 feet to the **Point of Beginning** and containing 12.23 acres or 532,888 square feet of land, more or less.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C.

Todd A. Bridges, RPLS 4940

Date: 9/29/2017