

**FIRST SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MONTE VERDE SUBDIVISION**

THE STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS

THIS FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MONTE VERDE SUBDIVISION (this "First Supplement"), is made and entered into effective as of the 4th day of January, 2022, by Celedonio Hernandez and Adela Hernandez, ("Declarant").

WHEREAS, the Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for Monte Verde Subdivision (the "Declaration") on or about September 10, 2020, as Document Number 2020-00048390 in the Official Public Records of Bell County, Texas (such property referenced in the Declaration with all property annexed to such property and subject to the Declaration, hereinafter, the "Original Property"); and

WHEREAS, Article 10.1 of the Declaration provides that the Declarant may annex additional real property to the Property in accordance with the terms and conditions set forth therein; and

WHEREAS, the Declarant owns certain property known as Monte Verde, Phase II, as more particularly described in that certain Final Plat recorded as Instrument Number 2021-76520 in the Plat Records of Bell County, Texas (the "Supplemental Property"); and

WHEREAS, Declarant desires to annex the Supplemental Property, inclusive of any easements, reserves, and areas of common responsibility, with the Original Property so that the terms, covenants, conditions and restrictions set forth in the Declaration shall apply to the Supplemental Property; and

WHEREAS, unless otherwise provided in this First Supplement, capitalized terms used herein but not otherwise defined shall have the same meaning as set forth in the Declaration.

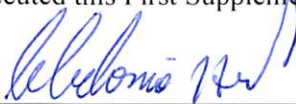
NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Declarant hereby agrees to supplement the Declaration as follows:

1. **Recitals**. The foregoing recitations are true and correct and are incorporated herein as part of this First Supplement.
2. **Annexation of Supplemental Property**. The Supplemental Property is hereby annexed into the Declaration and all terms, covenants conditions, and restrictions of the Declaration shall be applicable to the Supplemental Property, including but not limited to the obligation to pay dues, charges and assessments to the Association that are required to maintain common areas, entry

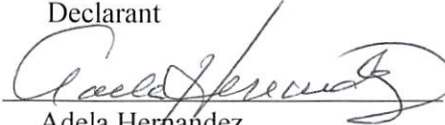
features, landscaping, drainage and electrical easements, and screening walls including within the Supplemental Property or future property to be annexed with the Property.

3. No Further Changes. Except as expressly set forth herein, the Declaration shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this First Supplement as of the date and year first above written.



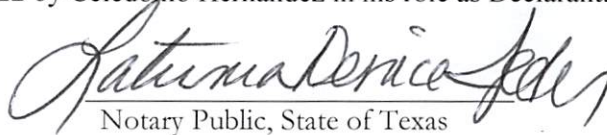
Celedonio Hernandez
Declarant



Adela Hernandez
Declarant

STATE OF TEXAS §
COUNTY OF BELL §

Certified before me this the 4th day of January, 2022 by Celedonio Hernandez in his role as Declarant.

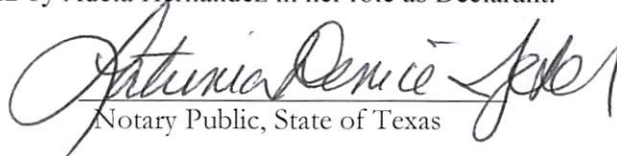


Notary Public, State of Texas



STATE OF TEXAS §
COUNTY OF BELL §

Certified before me this the 4th day of January, 2022 by Adela Hernandez in her role as Declarant.



Notary Public, State of Texas

After Recording, Please Return To:

Colby Property Management
205 Paloma Dr
Temple, TX 76502



Declaration



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

Instrument Number: 2022000580

**As
RESTRICTIONS**

Recorded On: January 04, 2022

Parties: HERNANDEZ CELEDONIO

To MONTE VERDE SUBDIVISION

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$9.00

Total Fees:

******* 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: 2022000580

Receipt Number: 250971

Recorded Date/Time: 01/04/2022 2:36:07 PM

User / Station: busbyas - BCCCD0735

Record and Return To:

COLBY PROPERTY MANAGMENT

TY SCOTT

CUSTOMER PICK UP



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**