

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

**THIRD SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LAKEWOOD RANCH HOMEOWNER'S ASSOCIATION, INC.,
a Texas nonprofit corporation
("Supplemental Declaration")**

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

Kiella Development, Inc., a Texas corporation ("Kiella Development") is a Successor Declarant under that certain 'Declaration of Covenants, Conditions and Restrictions for Lakewood Ranch Homeowner's Association, Inc., a Texas nonprofit corporation' duly recorded in Volume 3133, Page 338, Official Public Records of Real Property of Bell County, Texas, as amended by 'Amended and Supplemental Declaration of Covenants, Conditions and Restrictions for Lakewood Ranch Homeowner's Association, Inc.' duly recorded in Volume 5996, Page 186, Official Public Records of Real Property of Bell County, Texas (collectively the "Declaration"), and of the Lakewood Ranch Homeowner's Association, Inc., a Texas nonprofit corporation (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 Lakewood Ranch' (the "Subdivision") and/or the Association, all in accordance with the terms and provisions of the Declaration.

Kiella Development is the owner and developer of land neighboring and adjacent to properties governed by the Association, which land is described as:

Lots One (1) through Twenty-four (24), inclusive, Block Two (2); Lots One (1) through Twelve (12), inclusive, Block Four (4); Lots One (1) through Eleven (11), inclusive, Block Five (5); Lots One (1) through Four (4), inclusive, Block Six (6); and Lots One (1) through Six (6), Block Seven (7), THE GROVES AT LAKEWOOD RANCH, PHASE I, an addition to the City of Temple, Bell County, Texas, according to the map or plat recorded in Plat Year 2013, Number 23, Plat Records of Bell County, Texas;

(collectively the "Property"). It is expressly stated that the Property does not include any part or portion of the remaining lots shown on the plat of The Groves at Lakewood Ranch, Phase I [i.e. Lots One (1) and Two (2), Block One (1); Lots One (1), Two (2) and Three (3), Block Three (3); and Lot One (1), Block Four (4), The Groves at Lakewood Ranch, Phase I] (the "Commercial Lots") that will be developed and/or used for commercial purposes.

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, which Governing Documents are described in the Management Certificates of the Association duly recorded in the Official Public Records of Real Property of Bell County, Texas.

**THIRD SUPPLEMENTAL DECLARATION of
LAKEWOOD RANCH HOMEOWNER'S ASSOCIATION, INC.**


This Supplemental Declaration is executed by Kiella Development, Inc. (1) as Declarant, to annex the Property into the Association and bring such Property within the scheme of the Governing Documents, and (2) as Owner, to acknowledge that the Property will be annexed into the Association and will be subject to the Governing Documents, and (3) as Declarant, to acknowledge and agree that the Property will not include any part or portion of the Commercial Lots.

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 18, 2014.

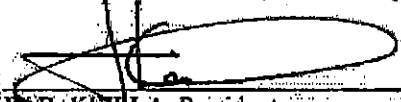
Declarant:

KIELLA DEVELOPMENT, INC., a corporation

By: 
JOHN R. KIELLA, President

Owner:

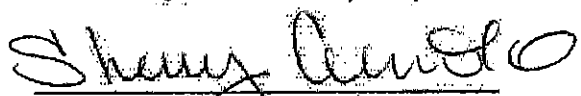
KIELLA DEVELOPMENT, INC., a corporation

By: 
JOHN R. KIELLA, President

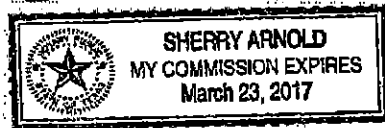
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on June 18, 2014, by JOHN R. KIELLA, in his capacity as President of KIELLA DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.


NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:
crt
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.
ATTN: THOMAS C. BAIRD
15 North Main Street
Temple, Texas 76501
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THIRD SUPPLEMENTAL DECLARATION of
LAKEWOOD RANCH HOMEOWNER'S ASSOCIATION, INC.,

**** Electronically Filed Document ****

**Bell County, Tx
Shelley Coston
County Clerk**

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Parties:

Direct- KIELLA DEVELOPMENT INC
Indirect- EXPARTE

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Processed By: Katie Salamone

(Parties listed above are for Clerks reference only)

***** 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.



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**

A handwritten signature in cursive script that reads "Shelley Coston".