

**FIRST SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
DEER GROVE HOMEOWNERS ASSOCIATION
AND DEER GROVE 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 DEER GROVE HOMEOWNERS ASSOCIATION (this "First Supplement"), is made and entered into effective as of the execution date below, by WALL DEVELOPMENT, LLC, a Texas limited liability company, as the Declarant ("Declarant").

WHEREAS, the Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for Deer Grove Homeowners Association and Deer Grove Subdivision (the "Declaration") on or about September 21, 2022, as Document Number 2022-058948 in the Official Public Records of Bell County, Texas; and

WHEREAS, Article XVII of the Declaration provides that the Declarant may amend the Declaration, for any reason, without the necessity of joinder by any other Owner, at any time during the Development Period; and

WHEREAS, the Development Period as defined in Article II, Section 11 of the Declaration is still in effect; and

WHEREAS, page 1 of the Declaration defined the entire subdivision ("All lots, blocks and tracts in the Final Plat of Deer Grove...") as being the Property; and

WHEREAS, Declarant desires to remove Block 1, Lots 1 and 2 of the Final Plat from the terms and conditions of 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. The Declaration shall begin as follows:

WALL DEVELOPMENT, LLC, a Texas limited liability company (sometimes referred to as "Declarant") is the developer of that certain 78.74 acre tract of land situated in Bell County, Texas, which tract has been platted as a subdivision known as DEER GROVE SUBDIVISION, according to the Plat Records of Bell

County, Texas (collectively, the "Subdivision"). The Subdivision contains the following Blocks and Lots:

Block 1, Lots 3-47, inclusive
Block 2, Lots 1-29, inclusive
Block 3, Lots 1-31, inclusive
Tracts A, B, and C

(Collectively referred to as the "Property", and sometimes referred to as the "Subdivision". The above referenced lots are individually referred to as "Lot".)

It is specifically noted that the following covenants, conditions and restrictions do not and will not affect any other lots shown on the plat of DEER GROVE SUBDIVISION, including but not limited to:

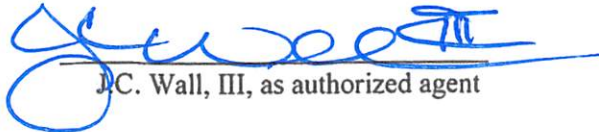
Block 1, Lots 1 and 2

Declarant does make and impose the following covenants, conditions and restrictions with reference to the use of Lots, roads, and streets of the Subdivision, which will be covenants running with the land, for the purposes set forth as follows:

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

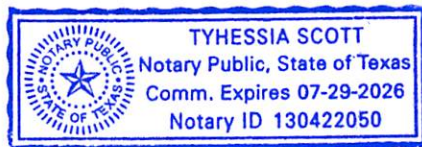
IN WITNESS WHEREOF, the Declarant has executed this First Supplement to be effective on October 14, 2022.

WALL DEVELOPMENT, LLC
a Texas limited liability company


J.C. Wall, III, as authorized agent

STATE OF TEXAS §
COUNTY OF BELL §

Certified before me this the 14 day of October, 2022 by J.C. Wall as authorized agent of WALL DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said company and acting as Declarant.




Notary Public, State of Texas

After Recording, Please Return To:

Colby Property Management
205 Paloma Dr
Temple, TX 76502



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

Instrument Number: 2022064758

**As
RESTRICTIONS**

Recorded On: October 20, 2022

Parties: DEER GROVE HOMEOWNERS ASSOCIATION

To DEER GROVE 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: \$15.00

******* 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: 2022064758

Receipt Number: 311939

Recorded Date/Time: 10/20/2022 2:05:29 PM

User / Station: busbyas - BCCCD0735

Record and Return To:

TY SCOTT

PICKUP



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**