

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, CHARGES, AND LIENS ON AND FOR  
LONE STAR TRAILS II, CITY OF MIDLAND, TEXAS**

**STATE OF TEXAS**

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**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF MIDLAND**

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This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, AND LIENS ON AND FOR LONE STAR TRIALS II, SECTION 6, CITY OF MIDLAND, TEXAS (this "Supplement") is effective as of February 17, 2021 and entered into between Lone Star Trails II Homeowners' Association, a Texas non-profit corporation ("Association") and Betentrough Homes, LLC ("Applicant").

- A. WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, AND LIENS ON AND FOR LONE STAR TRAILS II, SECTION 6, CITY OF MIDLAND, TEXAS, was filed on November 25, 2019, and recorded in the Midland County Clerk Official Public Records, Document Number 2019-36273 covering the planned residential subdivision known as Lone Star Trails II, City of Midland, Texas, as more particularly described in the Declaration. (the "Declaration");
- B. WHEREAS, pursuant to the terms of the Declaration, the Applicant has petitioned the Board of Directors of the Association to approve the annexation of Lone Star Trails II, Section 6, owned by Applicant, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Additional Property"), into the Association

NOW, THEREFORE, Applicant hereby petitions the Board of Directors of the Association to make the Additional Property subject to the terms and conditions of the Declaration upon recordation of this Supplement. Such Additional Property is also subject to additional terms and conditions contained in the Dedication Deed and Community Guidelines previously recorded in Midland County Clerk's Instrument Number 36273 of the Official Public Records, City of Midland, Midland County, Texas (the "Additional Terms"). By its acknowledgment below, the Board of Directors of the Association evidences its approval of annexation of the Additional Property containing such Additional Terms into the Association as well as the Declaration. Such Additional Terms are only applicable to the Additional Property, and if there is found to be a conflict between such Additional Terms and the Declaration, such Additional Terms shall prevail in regards to the Additional Property.

By its acknowledgment below, Applicant agrees the Additional Property is subject to the terms and conditions of the Declaration upon recordation of this Supplement.

Nothing contained herein is intended or will be construed to amend the Declaration other than to add and annex the Additional Property as stated herein.

IN WITNESS WHEREOF, the Association has caused this Supplement to be executed by their authorized representatives as of the Effective Date.