

Page 243 of the Official Public Records of the San Saba County Clerk, San Saba County, Texas. The following words when used in this Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) “Additional Property” shall mean and refer to the additional 196.08 acres that the Declarant is developing known as Sawmill Ridge - Phase 2 which includes 33 tracts and is described on the Plat filed of record under Instrument No. 029401, Volume 415, Page 070 of the Official Public Records of the San Saba County Clerk, San Saba County, Texas.

(b) “Original Declaration” shall mean and refer to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Sawmill Ridge Subdivision filed of record under Instrument No. 028547, Volume 410, Page 243 of the Official Public Records of the San Saba County Clerk, San Saba County, Texas.

(c) “Plat” shall mean and refer to the Plat of Sawmill Ridge Subdivision – Phase One, filed on April 17, 2025, under Instrument No. 028525, Volume 410, Page 106 and the Plat of Sawmill Ridge Subdivision - Phase 2, filed of record on October 24, 2025, under Instrument No. 029401, Volume 415, Page 070 of the Official Public Records of the San Saba County Clerk, San Saba County, Texas and any other amendments thereto.

(d) “Supplemental Declaration” shall mean and refer to this Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Sawmill Ridge Subdivision.

ARTICLE II **Incorporation of Additional Property**

Section 1. Additional Property. The 33 tracts comprised of 196.08 acres of real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Supplemental Declaration and the Original Declaration is located in San Saba County, Texas, and is described on the Plat of Sawmill Ridge Subdivision - Phase 2, filed of record on October 24, 2025, under Instrument No. 029401, Volume 415, Page 070 of the Official Public Records of the San Saba County Clerk, San Saba County, Texas.

Section 2. Additional Phase. Declarant elects that the Additional Property that is the subject of this Supplemental Declaration be incorporated into the Subdivision to be fully covered under the Original Declaration as if it was part of the original Subdivision. This property so incorporated shall be subject to all the declarations, covenants, easements, liens, restrictions, and duties as set forth in the Original Declaration.

ARTICLE III **General Provisions**

Section 1. Binding Effect. All covenants, conditions, limitations, restrictions, easements, and affirmative obligations set forth in this Supplemental Declaration and the Original

Declaration shall constitute covenants running with the land and shall be binding upon all Owners of any Tract(s), their respective heirs, successors, assigns, and legal representatives. All rights, easements and agreements reserved by or granted to Declarant in the Original Declaration shall inure to the benefit of Declarant, its successors and assigns including, without limitation, the right to develop and submit additional phases. Declarant reserves the right in addition to all other rights of Declarant, to assign its rights of consent and approval as set out in this Supplemental Declaration and any amendment hereto or supplement thereof, to the Association, or any assignee of Declarant's development rights.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Plat. Reference to "Plat", "Map", or other term synonymous therewith shall mean and include any Plats of Sawmill Ridge Subdivision, all phases, filed of record in the Official Public Records of San Saba County, Texas, and all subsequent revisions thereof as and when recorded with the San Saba County Clerk's Office, San Saba County, Texas.

Any other terms and conditions of the Original Declaration shall remain in full force and effect.

This Supplemental Declaration shall become effective upon its recordation in the Official Public Records of the San Saba County Clerk's Office, San Saba County, Texas.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 30th day of October 2025.

[signature follows on next page]

LSLP San Saba II, LLC, a Delaware limited liability company

By: American Land Partners, LLC, a Delaware limited liability company, Manager

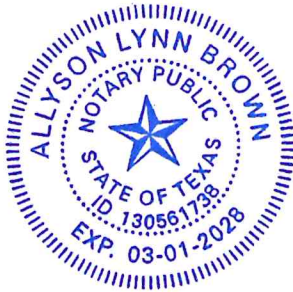
By: *Bradley Price Kever*
Bradley Price Kever, Authorized Agent

STATE OF TEXAS §
COUNTY OF Burnet §
§

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Bradley Price Kever who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 30th day of October 2025.



Allyson Lynn Brown
Notary Public, State of Texas

FILED

AT 9:46 O'CLOCK 9 M
ON THE 4 DAY OF November
A.D., 20 25.
INS. NO. 029448

I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume and
Page of the named RECORDS of San Saba
County, Texas, as stamped hereon by me.



C. Wittwer

COUNTY CLERK, SAN SABA COUNTY, TEXAS

C. Wittwer

COUNTY CLERK, SAN SABA COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

BY *Yalman Azziti*

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