



**SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS  
FOR LAKE FOREST PHASE THREE**

**THAT, WHEREAS**, the Declaration of Protective Covenants for Lake Forest was recorded on May 5, 2009, as Clerks file number 2009013105 in the Official Public Records of McLennan County, Texas (together with all amendments and supplements thereto, the "Declaration", By LFRP, LTD., a Texas limited partnership ("LFRP"), as original declarant; and,

**WHEREAS**, pursuant to Article VIII, Section 1 of the Declaration, LFRP here by elects to annex the property platted as Lake Forest Phase 3, recorded as under Clerk's file number 2019005467, McLennan County Official Public Records, into the Woodway Lake Forest homeowners Association, Inc. (Association).

**WHEREAS**, LFRP has subdivided a portion of such property according to the Plat as stated above (the "Property");

**WHEREAS**, in accordance with Article VIII, Section 1 of the Declaration, LFRP desires to and files this supplement to the Declaration, to impose additional restrictions and obligations on the Property as set forth below (the "Supplemental Declaration"); and

**WHEREAS**, to the extent the provisions of this Supplemental Declaration are inconsistent or conflict with the Declaration or the Building Guidelines, the provisions of this Supplemental Declaration shall control, and as amended and supplemented by this Supplemental Declaration, the Property shall be subjected to the Declaration;

**NOW, THEREFORE**, in consideration of the foregoing premises, LFRP, does hereby declare the Property be and is hereby made subject to all of the following supplemental restrictions in addition to those set forth in the Declaration. Capitalized terms used herein, but not otherwise defined herein, shall have the meaning assigned to such terms in the Declaration.

**SUPPLEMENTAL RESTRICTIONS**

1. **Garage Placement.** Garages may be front entry facing the street. Lots 1, 27, 28 and 32 may not have garage entries facing and entering on the long side of the lots without specific written authorization from the Declarant or its successor.
2. **Driveways.** Driveways serving the dwellings on the Lots or Units in the Property may be composed of exposed aggregate concrete, broom finish concrete, or any other surfacing material approved by the Declarant or its successor, in its sole and absolute discretion.
3. **Mailboxes.** LFRP may, in its discretion, install neighborhood mailbox cluster units in locations designated by LFRP in its sole and absolute discretion. Lots that are served by mailbox cluster units will not be required to construct freestanding mailboxes on their Lot. Any mailboxes constructed on any lot shall first be approved by the Architectural Construction Committee.
4. **Exterior Materials.** All structures on any Lot or Unit shall be comprised of at least 75% masonry products (including, but not limited to, stone, brick and concrete fiber board such as HardiePlank, or other similar materials), exclusive of windows, doors and other building

openings. All exterior siding used on a structure must be a concrete fiber board such as HardiePlank.

5. Minimum Square Footage. The living areas of any dwelling constructed on Lots that are less than 70 feet in width along the front lot line, shall contain a minimum of 1800 square feet, exclusive of all porches, garages, terraces, breeze ways and unfinished rooms. No dwelling on any such Lot shall contain less than 1800 square feet unless the plans for a dwelling with less than 1800 square feet are approved in writing by LFRP, and in no event shall the dwelling contain less than 1700 square feet.
6. Parking Areas. The parking areas in the common areas of Phase 3 are for the use of the owners of lots or their guests and are to be used only under the following guidelines hereinafter set out. The parking areas are for personal passenger cars or trucks only. Absolutely no trailers, boats, RV's, campers, commercial vehicles or trucks larger than 1-ton passenger trucks or any such similar or related vehicles may ever be parked in these areas. Temporary service trucks are permitted to park in these areas if service is being performed on one of the lots and construction workers may park during the day in these areas to help alleviate parking on the streets during home construction. Home owners or their guests may not park overnight in these areas for more than three (3) consecutive days without the written consent of the Declarant or the HOA. Declarant or the HOA may deny consent if the privilege is being abused by a given lot owner. This area is not intended for consistent, permanent or semi-permanent additional parking for any lot owner.
7. Guttering: All homes shall have the roofs guttered and all gutters shall be drained using a drainage system to assure that all runoff from the roof shall be directed to either a street or other drainage facility without creating additional runoff to adjoining lots.
8. Fencing: All privacy fencing shall be stained using natural cedar stain color.
9. Lots 36 and 37: Lots 36 and 37 shall only each be assessed ½ of the annual common area assessments from the HOA.

Executed effective the 27<sup>th</sup> day of February, 2019.

**LFRP, LTD., a Texas Limited Partnership**

**BY: DOCE GRANDE GP, LLC, General Partner**

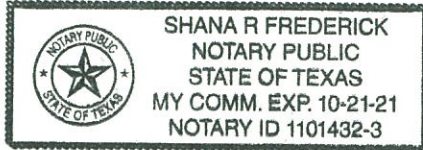
BY: Gary D Tully  
**GARY D. TULLY, President**

STATE OF TEXAS

COUNTY OF MCLENNAN

This instrument was acknowledged before me on the 27<sup>th</sup> day of February, 2019, by GARY D. TULLY, President of DOCE GRANDE GP, LLC, General Partner of LFRP, LTD., a Texas Limited Partnership, on behalf of said entities.

  
Notary Public, State of Texas



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk  
03/01/2019 04:39 PM  
Fee: \$24.00  
2019006658 RESTRICT  
McLennan County, Texas

**AFTER RECORDING RETURN TO:**

Gary D. Tully, P.C.  
8300 Old McGregor Road, Ste. 1A  
Woodway, Texas 76712

**PREPARED IN THE LAW OFFICE OF:**

Gary D. Tully, P.C.  
8300 Old McGregor Road, Suite 1A  
Woodway, Texas 76712