

**SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR
WILD WING PRESERVE SUBDIVISION
TO ADDRESS REPLAT**

**STATE OF TEXAS §
 § **KNOWN ALL MEN BY THESE PRESENTS**
COUNTY OF COLORADO §**

THIS Second Supplemental Declaration is made by LSLP Colorado Co., LLC, a Delaware Limited Liability Company, hereinafter referred to as the "Declarant":

WITNESSETH:

WHEREAS, the Declarant is the owner of the real property referred to as Wild Wing Preserve Subdivision, which is more particularly described below, and desires to develop thereon a residential subdivision; and

WHEREAS, the Declarant filed a Plat of Wild Wing Preserve Subdivision on October 24, 2022, under Slides 139-143 in the Plat Records of Colorado County, Texas ("Original Subdivision Plat"); and

WHEREAS, also on October 25, 2022, Declarant filed of record the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Wild Wing Preserve Subdivision under Volume 1016, Page 767 of the Official Public Records of the Colorado County Clerk, Colorado County, Texas ("Original Declaration"); and

WHEREAS, also on November 2, 2022, Declarant filed of record a Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Wild Wing Preserve Subdivision under Volume 1017, Page 764 of the Official Public Records of the Colorado County Clerk, Colorado County, Texas ("Supplemental Declaration"); and

WHEREAS, the Declarant now desires to address and file of record the information for a Replat of the Subdivision;

NOW THEREFORE, the Declarant declares that the real property known as Wild Wing Preserve is and shall be held, transferred, sold, conveyed and occupied subject to the Texas Property Code and subject to the covenants, restrictions, easements, charges and liens filed of record under Volume 1016, Page 767 of the Official Public Records of the Colorado County Clerk, Colorado County Texas, the Supplemental Declaration and this Second Supplemental Declaration.

ARTICLE I
Definitions

Section 1. Any words not defined in this Second Supplemental Declaration shall have the same meaning assigned in the Original Declaration filed of record under Volume 1016, Page 767 of the Official Public Records of the Colorado County Clerk, Colorado County Texas. The following words when used in this Second Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) Original Declaration. “Original Declaration” shall mean and refer to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Wild Wing Preserve Subdivision filed of record under Volume 1016, Page 767 of the Official Public Records of the Colorado County Clerk, Colorado County Texas.

(b) Plat. “Plat” shall mean and refer to the Plat of Wild Wing Preserve Subdivision filed on October 24, 2022, under Slides 139-143 in the Plat Records of Colorado County, Texas, the Replat filed on March 16, 2023, under Slides 144-146 in the Plat Records of Colorado County, Texas and any other amendments thereto.

(c) Subdivision. “Subdivision” shall mean and refer to that certain tract of land located in Colorado County, Texas, containing 942.98 acres more or less and being more fully described on the map and plat recorded under Slides 139-143 and the replat recorded under Slides 144-146 in the Plat Records of Colorado County, Texas, hereinafter referred to as “Wild Wing Preserve Subdivision” or “Subdivision”.

(d) Supplemental Declaration. “Supplemental Declaration” shall mean and refer to the Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Wild Wing Preserve Subdivision filed of record under Volume 1017, Page 764 of the Official Public Records of the Colorado County Clerk, Colorado County, Texas.

(e) Second Supplemental Declaration. “Second Supplemental Declaration” shall mean and refer to this Second Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Wild Wing Preserve Subdivision.

(f) Tract or Lot. “Tract” or “Lot” means the 142 individual tracts of land or lots identified on the Plat or any amendments thereto.

ARTICLE II **General Provisions**

Section 1. Binding Effect. All covenants, conditions, limitations, restrictions, easements, and affirmative obligations set forth in this Second Supplemental Declaration and the Original Declaration shall be binding on the Owners of the Lot(s) and each and every Owner of the properties and their respective heirs, successors, and assigns, and shall run with the land.

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.

Any other terms and conditions of the Original Declaration and Supplemental Declaration not amended herein shall remain in full force and effect.

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

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein, has hereunto set its hand on this the 21st day of March 2023.

[signature follows on next page]

Wild Wing Preserve, LLC, a Delaware limited liability company

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

By: *Price Keever*
Price Keever, Authorized Agent

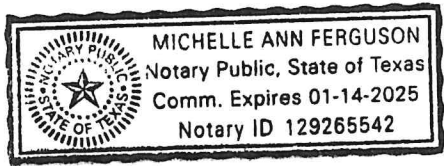
STATE OF TEXAS §
COUNTY OF BURNET §
§

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Price Keever, 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 21st day of MARCH 2023.

Michelle Ferguson
NOTARY PUBLIC, State of Texas



PREPARED IN THE OFFICE OF:

Roberts, Odefey, Witte & Wall, LLP
P. O. Box 9
Port Lavaca, Texas 77979

AFTER RECORDING, RETURN TO:

LSLP Colorado Co., LLC
P.O. Box 1987
Marble Falls, Texas 78654

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FILED FOR RECORD
COLORADO COUNTY, TX

2023 MAR 22 AM 8:56

KIMBERLY MENKE
COUNTY CLERK

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the
date and time stamped hereon by me; and was duly
RECORDED to the Volume and Page of the OFFICIAL
RECORDS of Colorado County, Texas and stamped
hereon by me, on

MAR 23 2023



Kimberly Menke
KIMBERLY MENKE
COUNTY CLERK, COLORADO COUNTY, TEXAS

