

Escondido Lubbock LLC
County

2025042449 5 PGS RESTR

FIRST SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS FIRST SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "First Supplement") is made and entered into by ESCONDIDO LUBBOCK, LLC, a Texas limited liability company (the "Declarant" or "Developer").

RECITALS:

- A. Declarant executed and recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions Sedona Addition, recorded as Document No. 2023009013, of the Official Public Records of Lubbock County, Texas (as amended and supplemented, the "Declaration"), which affects that certain real property described therein (the "Original Property").
- B. Pursuant to the terms of the Declaration, Declarant desires to supplement and amend the terms of the Declaration by adding additional property owned by Declarant to be covered by the terms and conditions of the Declaration and amend certain other terms of the Declaration.

SUPPLEMENT:

NOW THEREFORE, Declarant pursuant to its authority contained in the Declaration hereby supplements and amends the Declaration as follows:

- 1. **Defined Terms.** All terms used herein and not defined herein shall have the same definition herein as in the Declaration.
- 2. **Additional Property.** Declarant is the owner of all of that certain real property located in Lubbock County, Texas, described as follows (the "Additional Property"):

All of Lots 49 through 91, The Vineyards at Escondido, an Addition to the City of Lubbock, Lubbock County, Texas, being more fully described on a plat filed on or about the 25th day of May, 2025, as Instrument No. 2025017380, in the Official Public Records of Lubbock County, Texas, to which reference is hereby made for all purposes.

It is hereby declared that all of the Additional Property shall be held, sold and conveyed, subject to the easements, restrictions, covenants and conditions contained in the Declaration, as amended hereby, which are for the purpose of protecting the value and desirability of, and which shall run with the above described real property, and shall be binding on all parties having any right, title or interest in or to the above described properties or any part thereof, their heirs, successors, and assigns, and which easements, restrictions, covenants, and conditions shall inure to the benefit of each owner thereof. All references to the term "lots" shall include Lots 49 through 91, The Vineyards at Escondido.