



**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.

3. Setback Requirements. Notwithstanding anything to the contrary contained in the Declaration, the front building setback for each residence constructed on lots 83-88 shall be at least twenty (20) feet from the street.

4. Membership in Association. Pursuant to the Declaration, as supplemented by this Supplement, every owner of each lot included in the Additional Property is a member of the Association. Membership is appurtenant to and may not be separated from ownership of a lot or tract. Each member shall be entitled to one (1) vote in the Association for each lot or tract owner. When more than one person or entity holds an interest in any lot or tract, all such persons and entities shall be considered as one member. The vote for such lot or tract shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot. The Additional Property shall be subject to payment of assessments pursuant to the terms of the Declaration.

5. Enforcement. Declarant may enforce performance of all covenants and conditions contained in the Declaration on the Additional Property, and to demand and receive any and all documents covenanted to be given in the Declaration in the same manner and with the same effect as if the Additional Property had originally been included in the Declaration.

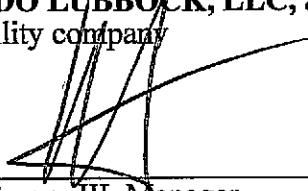
6. Choice of Law. This Supplement will be governed by, construed, and interpreted in accordance with the substantive laws of the State of Texas.

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SIGNATURE PAGE FOLLOWS

EXECUTED AND EFFECTIVE this 28th day of October, 2025.

ESCONDIDO LUBBOCK, LLC, a Texas
limited liability company

By: 
Jack F. Strong, III, Manager

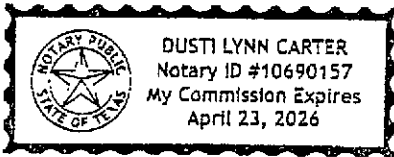
STATE OF TEXAS

COUNTY OF LUBBOCK

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On this 29th day of October, 2025, before me, a Notary Public in and for said state, personally appeared Jack F. Strong, III, in his capacity as Manager of Escondido Lubbock, LLC, a Texas limited liability, on behalf of said limited liability company.

[NOTARY STAMP]




Notary Public, State of Texas

After Recording, Return to:

Escondido Lubbock, LLC
8213 Alcove Ave
Lubbock, Texas 79424

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

The undersigned lienholder holds a first lien mortgage on the property described in the attached First Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions (the "Declaration"), as evidenced by that certain Deed of Trust (the "Deed of Trust") dated 5/25/25, recorded as Document No. 2025017380, in the real property records of Lubbock County, Texas. By signing this instrument, the lienholder hereby consents to the Declaration and subordinates the lien created by the Deed of Trust to the Declaration. The lienholder agrees that any foreclosure under the Deed of Trust will be subject to the restrictions contained in the Declaration.

CAPRA BANK

By: 

Name: Matt Graves

Title: EVP

STATE OF TEXAS

COUNTY OF LUBBOCK

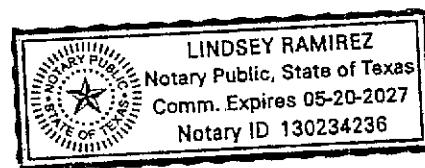
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This instrument was acknowledged before me on this 29 day of October, 2025, by Matt Graves, the EVP of Capra Bank.


Notary Public, State of Texas

Lindsey Ramirez
Notary's printed name

My Commission expires:

May 20, 2027



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/29/2025 11:02 AM
FEE: \$37.00
2025042449

