

HARPER'S PRESERVE

SUPPLEMENT TO COMMUNITY COVENANT FOR HARPER'S PRESERVE (Harper's Preserve, Section 23)

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

This Supplement to Community Covenant for Harper's Preserve is dated this 13th day of August, 2020, by **242, LLC**, a Texas limited liability company (the "Founder").

RECITALS:

WHEREAS, the Founder executed that certain Community Covenant for Harper's Preserve (as supplemented and amended, the "Covenant") dated March 2, 2011, and recorded in the office of the County Clerk of Montgomery County, Texas, under Clerk's File No. 2011019619, to place certain restrictions, covenants, conditions, stipulations, liens and reservations on Harper's Preserve, Section 1, a subdivision in Montgomery County, Texas, as more particularly described therein (the "Community"); and

WHEREAS, the Covenant having been supplemented and amended by the following instruments:

Instrument	Montgomery County Clerk, Texas Recording Information
1. Supplement to Community Covenant for Harper's Preserve)	2011036163
2. Supplement to Community Covenant for Harper's Preserve	2011058751

3.	First Amendment to Community Covenant for Harper's Preserve	2012040225
4.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 2)	2012109652
5.	Supplement to Community Covenant for Harper's Preserve	2013131905
6.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 3)	2014005175
7.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 4)	2015025963
8.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 5)	2015031722
9.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 6)	2015048117
10.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 7)	2019117637
11.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 8)	2016057269
12.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 9)	2016071070
13.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 10)	2017099444
14.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 11)	2018063969
15.	Supplement to Community Covenant for	2018100816

	Harper's Preserve (Harper's Preserve, Section 12)	
16.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 13-A)	2019009808
17.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 13-B)	2019009976
18.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 14)	2019012082
19.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 15)	2019012139
20.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 16-A)	2019060486
21.	Supplement to Community Covenant for Harper's Preserve (Harper's Preserve, Section 16-B)	2019085066
22.	Supplement to Community Covenant for Harper's Preserve (Dogwood Forest, Partial Replat No. 1)	2019114782

WHEREAS, Chapter 4, Section 4.1 of the Covenant provides that so long as the Founder owns any property described on Exhibits "A" or "B" to the Covenant, the Founder may expand the community to include additional property by recording an amendment or supplement in the County Clerk Official Records of Montgomery County, Texas, describing the additional property and declaring the intent to submit it to the terms of the Covenant; and

WHEREAS, the Founder owns certain property located within the property described on Exhibit "A" or "B" of the Covenant; and

WHEREAS, the Founder is the owner of that certain real property platted as Harper's Preserve, Section 23 and filed of record in Cabinet Z, Sheet Numbers 6679-6680 of the Map Records of Montgomery County, Texas, and in the Real Property Records of Montgomery County, Texas, under Clerk's File Number 2020082959 (the "Annexation Property"); and

WHEREAS, the Founder desires to expand the Community to include the Annexation Property and to encumber the Annexation Property with the Covenant and to be within the jurisdiction of Harper's Preserve Property Owner's Association, Inc., a Texas non-profit corporation (the "Association");

NOW, THEREFORE, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Founder hereby agrees and declares as follows:

1. The Annexation Property is hereby annexed into the Community, to be under the authority and jurisdiction of the Association.
2. The Annexation Property shall be held, transferred, sold, conveyed, used, and occupied in accordance with and subject to those certain covenants, conditions, restrictions, easements, charges and liens set forth in the Covenant, as it may be hereafter amended, which shall run with the land and be binding on all parties having any right, title, or interest in the Annexation Property or any part thereof, their heirs, successors, and assigns, and which shall inure to the benefit of each owner thereof.
3. Pursuant to Chapter 4, Section 4.3 of the Covenant, the Founder may unilaterally amend the Covenant for any purpose during the Founder Control Period (as defined in the Covenant) by recording an amendment in the County Clerk Official Records of Montgomery County, Texas.
4. As long as the Founder owns real property encumbered by the Covenant, the Founder may unilaterally amend this Supplement to Community Covenant at any time, in Founder's sole and absolute discretion. As long as the Founder owns real property encumbered by

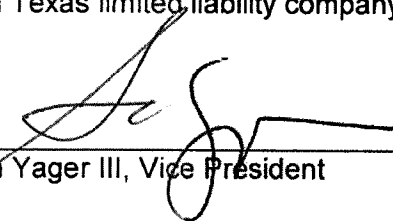
the Covenant, Owners may not amend this Supplement to Community Covenant without the Founder's prior written consent.

EXECUTED as of the date first set forth above.

FOUNDER:

242, LLC, a Texas limited liability company

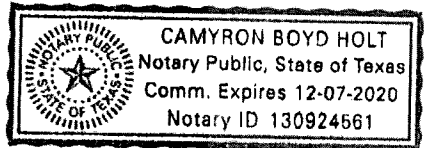
By:

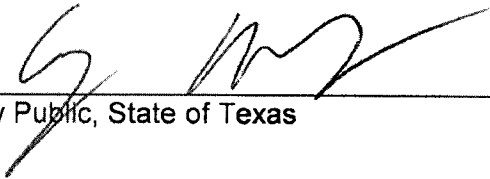


Sam Yager III, Vice President

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14 day of August, 2020, by Sam Yager III, the Vice President of 242, LLC, a Texas limited liability company, on behalf of said company.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer, Suite 1200
Houston, Texas 77056

JOINDER OF LIENHOLDER

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, joins herein for the purpose of subordinating the liens it holds on the Annexation Property to the covenants, conditions and restrictions hereby imposed by 242, LLC, a Texas limited liability company as Founder with, however, the stipulation that such subordination does not extend to any lien or charge imposed by or provided for in the Covenant.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: *D. Poole*

Name: **Danielle E. Poole**

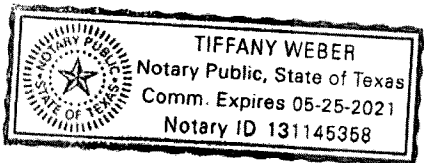
Title: **Vice President**

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 17th day of August, 2020, by *Danielle E. Poole*, the *Vice President* of **TEXAS CAPITAL BANK, NATIONAL ASSOCIATION**, on behalf of said entity.



Tiffany Weber
Notary Public

AFTER RECORDING RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer, Suite 1200
Houston, Texas 77056

E-FILED FOR RECORD

08/18/2020 10:29AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/18/2020



County Clerk
Montgomery County, Texas