



STONEY RIDGE PHASE B SECTION 2 SUBDIVISION ANNEXATION

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

WITNESSETH

WHEREAS, SR DEVELOPMENT, INC. (hereinafter called "Declarant"), as the owner of STONEY RIDGE PHASE B SECTION 1 SUBDIVISION, a subdivision located in Travis County, Texas (the "Property"), filed certain Declarations of Covenants, Conditions and restrictions recorded in Document No. 2005059880 of the Official Public Records of Travis County, Texas (the "Declaration");

WHEREAS, Declarant is the owner of STONEY RIDGE PHASE B SECTION 2 SUBDIVISION, a subdivision located in Travis County, Texas, pursuant to the map or plat recorded in Document No. \_\_\_\_\_ of the Official Public Records of Travis County, Texas (the "New Property");

WHEREAS, Declarant reserved the right to annex the New Property into the Declaration as set forth in the Declaration;

WHEREAS, the purpose of this instrument is add and annex the New Property to the Declarations as Additional Property so that the Property and New property are governed by the same restrictions and covenants to create and carry out a uniform plan for the improvement, development and sale of the Property and New Property.

NOW, THEREFORE, Declarant, pursuant to the rights retained in the Declaration, hereby supplements and amends the declaration as follows:

1. It is hereby declared that all of the New Property is annexed into, with and under the Declaration, and the New property shall be owned, encumbered, leased, used, occupied, enjoyed, and conveyed subject to the covenants, conditions and restrictions set forth in the Declaration, which shall run with, the Property and shall be binding on all parties having the right, title or interest in or to the property or any part thereof, their heirs, administrators, legal representatives, successors and assigns, and shall inure to the benefit of the owner thereof. The Declaration is hereby amended and supplemented to (i) include the New Property within the definition of Property, (ii) include the lots within the New Property within the definition of Lots, and (iii) grant to the owners of the lots in the New property equal voting rights with all other Lots under the Declaration, including, to the extent owned by Declarant, any special Declarant voting rights.

2. That the owners of the New Property shall be subject to all terms of, and be granted all benefits of, the provisions, agreements, rights, votes, benefits, liens, restrictions and other terms of the Declaration.

3. That the New Property shall be Additional Property as defined in the Declaration.

4. This document and the acts herein by Declarant are made pursuant to the rights retained under paragraphs 8.2, 8.3 and 8.4 of the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of this the 8th day of September 2005.

**DECLARANT:**  
**SR DEVELOPMENT, INC., a Texas corporation**

By: [Signature]  
Name: William G. Gurasich  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS      §

This instrument was acknowledged before me on this 8th day of September, 2005, William G. Gurasich, President of SR DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.

[Signature]  
Notary Public, State of Texas



After Recording  
Return To:  
  
Independence Title Company  
8834 Capital of Texas Highway, Suite 100  
Austin, TX 78759

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
[Signature]  
2005 Sep 08 04:00 PM 2005167619  
WILLIAMS \$20.00  
DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS