

**FIRST SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ENCLAVE OF TROY SUBDIVISION**

THE STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS

THIS FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ENCLAVE OF TROY SUBDIVISION (this "First Supplement"), is made and entered into effective as of the 4th day of September, 2024, by JT 2021 LLC, a Texas limited liability company ("Declarant").

WHEREAS, the Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for Enclave of Troy Subdivision (the "Declaration") on or about July 16, 2024, as Document Number 2024-030374 in the Official Public Records of Bell County, Texas (such property referenced in the Declaration with all property annexed to such property and subject to the Declaration, hereinafter, the "Original Property"); and

WHEREAS, Section 7.5 of the Declaration provides that the Declarant may amend the Declaration, for any reason, without the necessity of joinder by any other Owner, while Declarant is a Class B Member pursuant to Section 3.2; and

WHEREAS, the Declarant is currently a Class B Member pursuant to Section 3.2; and

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Declarant hereby agrees to supplement the Declaration as follows:

1. Section 6.7 is amended and replaced in its entirety as follows:

6.7 Minimum Floor Area. The total air-conditioned living area of the main residential structure, as measured to the outside of exterior walls (but exclusive of open porches, garages, patios and detached accessory buildings), shall not be less than fifteen hundred (1,500) square feet or the minimum floor area as specified by the City, whichever is greater.

2. No Further Changes. Except as expressly set forth herein, the Declaration shall remain unchanged and shall continue in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarant has executed this First Supplement as of the date and year first above written.

JT 2021 LLC,
a Texas limited liability company

By: 
JIMMY TORRES, Manager

(ACKNOWLEDGMENT)

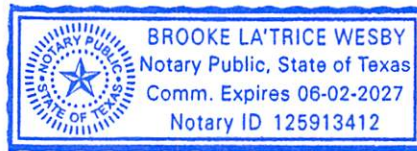
STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on 5 September, 2024, by JIMMY TORRES, in his capacity as Manager of JT 2021 LLC, a limited liability company, on behalf of said company.


NOTARY PUBLIC

After Recording, Please Return To:

Colby Property Management
205 Paloma Dr
Temple, TX 76502





Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2024045592

As
RESTRICTIONS

Recorded On: October 17, 2024

Parties: ENCLAVE OF TROY HOMEOWNERS ASSOCIATION INC

To ENCLAVE OF TROY SUBDIVISION

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

| | |
|--------------------|----------------|
| CLERKS RMF: | \$5.00 |
| RECORDING: | \$9.00 |
| Total Fees: | \$14.00 |

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024045592
Receipt Number: 428832
Recorded Date/Time: 10/17/2024 11:30:59 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

TYE SCOTT
PICK UP



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk