Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SUPPLEMENTAL DECLARATION OF RESTRICTIVE COVENANTS and ANNEXATION AGREEMENT (Quail Ridge, Phase II)

STATE OF TEXAS §
HOCKLEY COUNTY §

This SUPPLEMENTAL DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is made by LOT MAKERS, LLC, Texas limited liability company ("Declarant").

RECITALS

Declarant is the sole owner of any portion of the real property located in Hockley County, Texas, described as and constituting any part of Quail Ridge Addition ("Subdivision"), one or more subdivisions recorded or to be recorded in Hockley County, Texas.

Declarant imposes on the real property certain protective covenants, conditions, and restrictions, as described below, according to an established general plan for the improvement and development of the Subdivision.

ARTICLE 1 — ADOPTION OF QUAIL RIDGE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

A. The Property shall mean all of **Lots 54-91 and Tracts E and F** and the roadways indicated on the plat, map, and/or dedication thereof filed in recorded in CCFN 202600002720, Official Public Records of Hockley County, Texas.

B. Pursuant to Article III.B of the Declaration of Covenants, Conditions, And Restrictions for Quail Ridge recorded in CCFN 202200002977, Official Public Records of Hockley County, Texas (the "DCRs"), the Property is hereby annexed into the DCRs.

C. By its acknowledgement below, QUAIL RIDGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, agrees to this annexation and agrees to act as the Association under the DCRs for the Property.

ARTICLE 2 — MISCELLANEOUS

A. All of the Property will be held, sold, conveyed, and occupied subject to the DCRs, which are for the purpose of protecting the value and desirability of, and which will run with the Property and will be binding on all parties having any right, title, or interest in or to the Property or any part of it, their heirs, successors, and assigns, and will inure to the benefit of each owner.

B. The Property is subject to Architectural Review as set forth in the DCRs.

C. Each contract or deed that may later be executed with regard to the Property or any portion of it will conclusively be held to have been executed, delivered, and accepted subject to the DCRs, regardless of whether they are set forth or referred to in the contract or deed.

D. The provisions of this Declaration will be liberally construed to effectuate the purposes of creating a uniform plan for the development and operation of the Property and of promoting and effectuating the fundamental concepts of the Property set forth in the DCRs. This Declaration will be governed by and interpreted under the laws of the State of Texas.

E. Despite any provision in the DCRs to the contrary, neither Declarant nor any of Declarant's activities will in any way be subject to the control of or under the jurisdiction of the Architectural Committee. Without in any way limiting the generality of the preceding sentence, this Declaration will not prevent or limit the right of Declarant to excavate and grade, to construct and alter drainage patterns and facilities, to construct any and all other types of improvements, sales and leasing offices, and similar facilities, and to post signs incidental to construction, sales, and leasing anywhere within the Property.

F. Despite any provision in the DCRs to the contrary, Declarant may assign, in whole or in part, any of its privileges, exemptions, rights, and duties under the DCRs to any other Person and may permit the participation, in whole or in part, by any other Person in any of these privileges, exemptions, rights, and duties.

EXECUTED as of June 22, 2026

DECLARANT:

LOT MAKERS, LLC, a Texas limited liability company

BY: _____
Marc McDougal, Manager

BY: _____
Barry Orr, Manager

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Marc McDougal as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

_____
Notary Public – State of Texas

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Barry Orr as Manager of Lot Makers, LLC, a Texas limited liability company, on behalf of said entity.

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

_____
Notary Public – State of Texas

CONSENTED TO IN FORM AND SUBSTANCE:

QUAIL RIDGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation

BY: _____
Marc McDougal, Authorized Agent

BY: _____
Barry Orr, Authorized Agent

Acknowledgements

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Marc McDougal as Authorized Agent of QUAIL RIDGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said entity.

(seal)

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

_____
Notary Public – State of Texas

STATE OF TEXAS §
LUBBOCK COUNTY §

This instrument was acknowledged before me on June 22, 2026, by Barry Orr as Authorized Agent of QUAIL RIDGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said entity.

(seal)

SHELBY HARBISON
My Notary ID # 135504084
Expires February 26, 2029

_____
Notary Public – State of Texas

STATE OF TEXAS §
COUNTY OF LUBBOCK §

That WEST TEXAS STATE BANK duly organized and existing under the laws of the State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid in cash, and for other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, being a lienholder on the property described herein, does hereby consent and agree to the foregoing easement, and does hereby subordinate its lien on the tract embraced within the easement herein described to the rights granted herein.

IN WITNESS WHEREOF, the said WEST TEXAS STATE BANK has caused these presents to be signed by its duly authorized officer at Lubbock, Lubbock County, Texas, on JUNE 25, 2026.

WEST TEXAS STATE BANK

By: _____

Printed Name: CHRIS COMER

Title: MARKET PRESIDENT

This instrument was acknowledged before me on JUNE 25, 2026, by CHRIS COMER, as MARKET PRESIDENT of WEST TEXAS STATE BANK, and in the capacity therein stated.

_____

Notary Public, State of Texas

(seal)

ETHAN BATTEN
Notary Public
State of Texas
ID # 135519305
My Comm. Expires 06-11-2029

HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	**DOCUMENT #:** 202600002724 **RECORDED DATE:** 07/13/2026 12:59:01 PM

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I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.

STATE OF TEXAS
HOCKLEY COUNTY

Jennifer Palermo

Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH

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