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SUPPLEMENTARY DECLARATION
AND FIRST AMENDMENT OF
COVENANTS, CONDITIONS,
RESERVATIONS AND RESTRICTIONS OF
COOK CROSSING SUBDIVISION, PHASE 4

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

THAT, WHEREAS, COOK CROSSING, LLC, a Texas limited liability company (“Declarant”), is the owner of all that certain real property located in Brazos County, Texas, which has heretofore been platted and subdivided into that certain subdivision known as Cook Crossing Subdivision, Phase 4, according to plat filed for record in Volume 19015, Page 90, Official Records of Brazos County, Texas (“Plat”);

WHEREAS, Declaration of Covenants, Conditions, Reservations and Restrictions of Cook Crossing Subdivision was filed for record in Volume 17733, Page 30, Official Records of Brazos County, Texas (“Declaration”);

WHEREAS, Article X. Section 7. of the Declaration allows the Declarant to bring within the scheme of the Declaration additional properties and thereby subjecting such additional lands to the Declaration;

WHEREAS, Declarant desires to add additional land known as Cook Crossing Subdivision, Phase 4, according to plat filed for record in Volume 19015, Page 90, Official Records of Brazos County, Texas, and making such land subject to the Declaration;

WHEREAS, Declarant also desires to amend the Declaration as it applies to Cook Crossing Subdivision, Phase 4, and any future phases;

NOW, THEREFORE, The Declaration is adopted as part of and shall apply to all of the land included in Cook Crossing Subdivision, Phase 4, and any future phases. The Declaration is equally for the benefit of all current and subsequent owners of land in Cook Crossing Subdivision, Phase

4, and any future phases, and accordingly, shall be covenants running with the land.

The Declaration, as it relates to Cook Crossing Subdivision, Phase 4, and any future phases made subject thereto, shall be amended as follows:

1. In Article II, Section A.11., the requirement to screen all tanks shall be amended to read,
“All tanks shall be placed on a concrete slab and be screened in an aesthetically appealing manner pre-approved by the COMMITTEE.”
2. In Article X, add the following Section:
“9. The Declaration may be amended by the Declarant, acting alone, until the Transition Date. No amendment by Declarant shall be effective until there has been recorded in the Official Records of Brazos County, Texas, an instrument executed and acknowledged by Declarant. Further, the Declaration may be amended by the recording in the Official Records of Brazos County, Texas, of an instrument executed by the President and Secretary of the ASSOCIATION setting forth the amendment and certifying that such amendment has been approved by at least sixty seven percent (67%) of the OWNERS of record.”
3. In Article III., The Architectural Control Committee shall consist of at least one (1) member and shall be Declarant, whose address is 1733 Briarcrest Drive, Suite 202, Bryan, Texas 77802, or the designated representative of Declarant.

All terms and provisions of the Declaration not herein amended shall remain in full force and effect as therein written.

EXECUTED by the Declarant to be effective as of August 2, 2024.

DECLARANT:

COOK CROSSING, LLC,
a Texas limited liability company

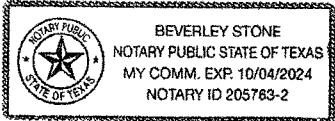
By: William J. Lero

Title: Manager

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 2nd day of August, 2024,
by William J. Lero, Manager of COOK CROSSING, LLC, a Texas
limited liability company, on behalf of said entity.

Beverley Stone
Notary Public, State of Texas



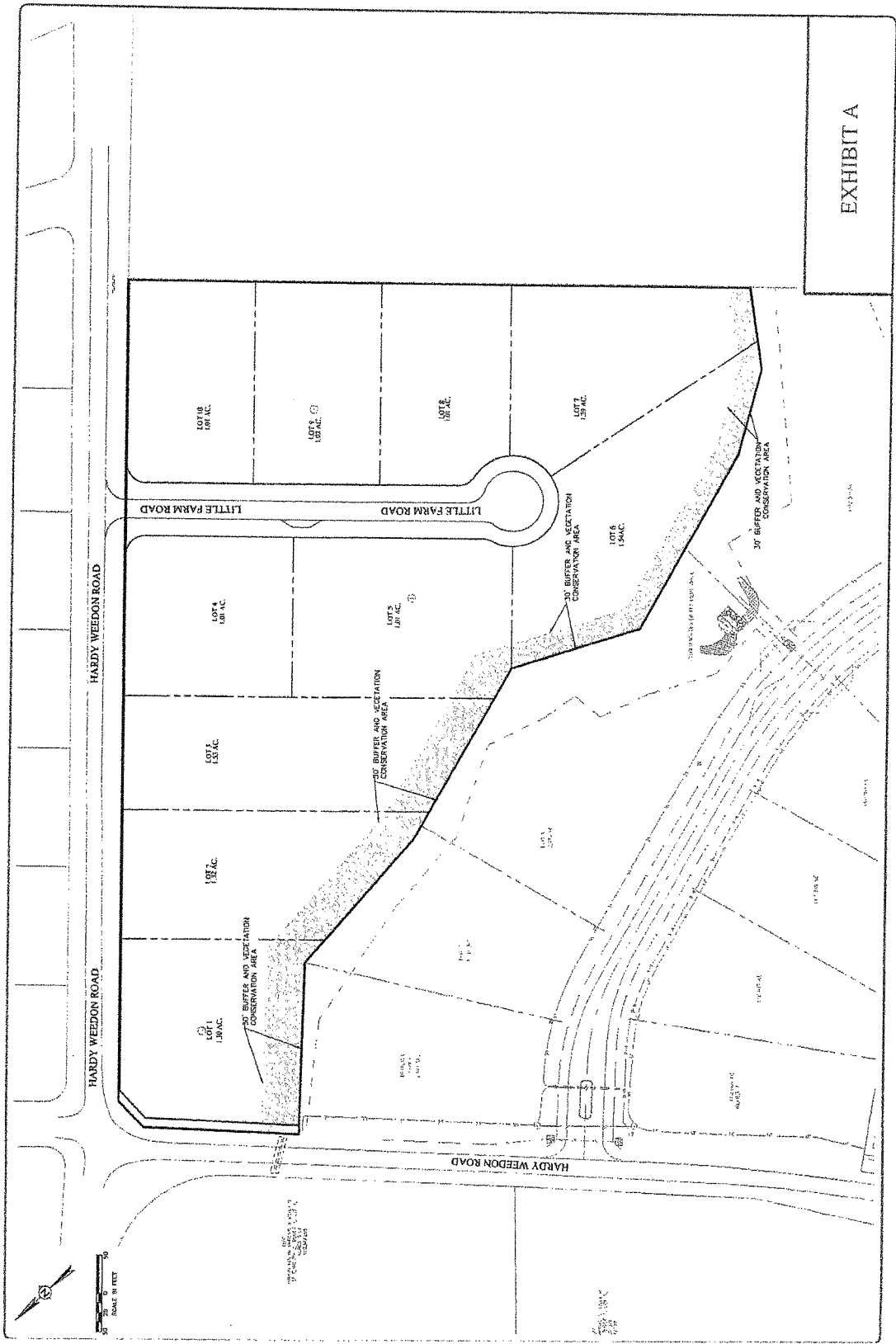
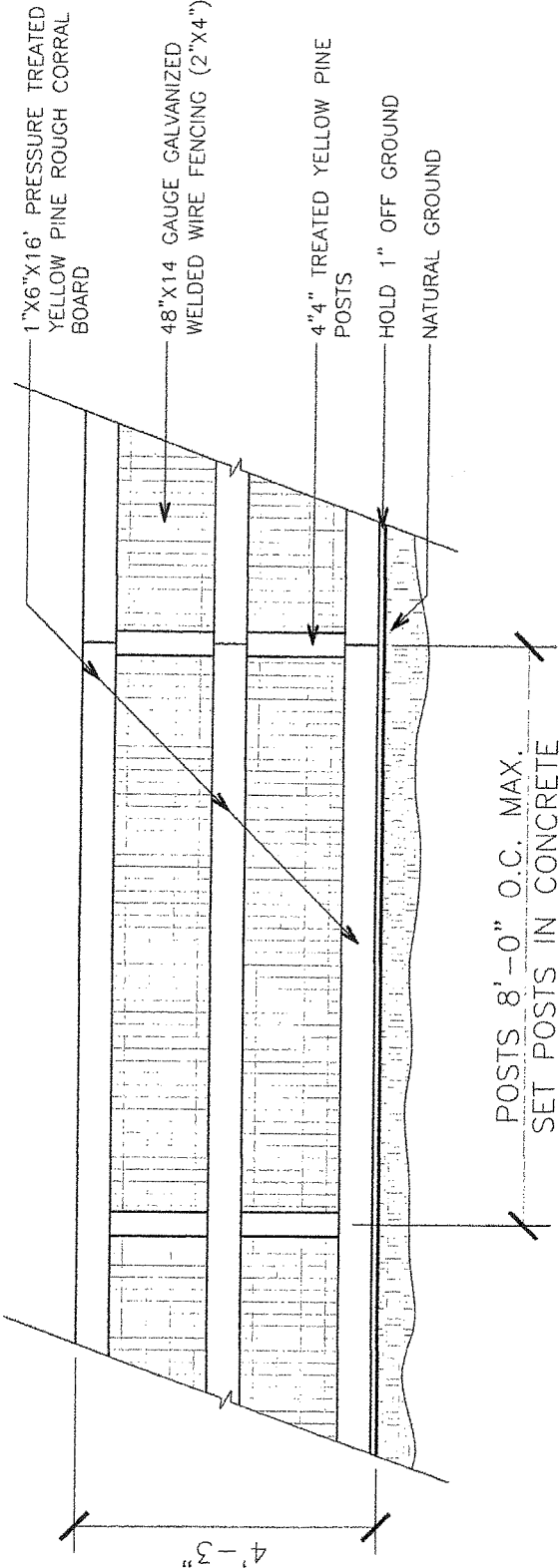


EXHIBIT B



01 TYPICAL FENCE - ELEVATION

NOT TO SCALE