SUPPLEMENTAL DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

PRESTON RIDGE, PHASE II

Declarant:

PRESTON RIDGE DEVELOPMENT, LLC

RECITALS

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESTON RIDGE, PHASE II (this "Supplemental Declaration") is made and executed effective as of the 8th day of October, 2026, by PRESTON RIDGE DEVELOPMENT, LLC, a Texas limited liability company (the "Declarant").

WHEREAS, Preston Ridge Partners LLC, a Texas limited liability company, as original declarant, previously recorded that certain Declaration of Covenants, Conditions and Restrictions for Preston Ridge in the Public Real Estate Records of Smith County, Texas under Document Number 202001046005 (the "Original Declaration"); and

WHEREAS, Declarant has succeeded to the rights, interests, and obligations of the original declarant with respect to Preston Ridge, Phase II, as described herein; and

WHEREAS, the Final Plat of Preston Ridge, Phase II, N.C.B. 1602-A, John Hope Survey, A-443, City of Tyler, Smith County, Texas, was approved by the City Planning Commission of the City of Tyler and recorded in Doc Number 202201039173, Plat Records of Smith County, Texas, on October 12, 2022 (the "Phase II Plat"), containing approximately 35 lots and also being described on what is attached hereto as Exhibit "A" (the "Phase II Property"); and

WHEREAS, Article IX of the Original Declaration authorizes Declarant to annex additional real property to the Original Declaration by filing a Supplemental Declaration in the Public Real Estate Records of Smith County, Texas; and

WHEREAS, Declarant desires to subject the Phase II Property to the Original Declaration and to the additional covenants, conditions, restrictions, easements, and obligations set forth herein, for the benefit of all owners within Preston Ridge and to establish a uniform plan of development for Preston Ridge, Phase II.

NOW, THEREFORE, Declarant hereby declares as follows:

ARTICLE I

ANNEXATION AND SUBJECTION TO ORIGINAL DECLARATION

1.1 Annexation of Phase II Property.

Pursuant to Article IX of the Original Declaration, Declarant hereby subjects the Phase II Property, as described in Exhibit "A" attached hereto and incorporated herein by reference (which description corresponds to the lots shown on the Phase II Plat), to the Original Declaration. From and after the recording of this Supplemental Declaration, the Phase II Property shall constitute a part of the "Properties" as defined in the Original Declaration and shall be held, sold, and conveyed subject to all of the easements, restrictions, covenants, and conditions set forth in the Original Declaration, as supplemented and modified by this Supplemental Declaration. All capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Original Declaration.

1.2 Binding Effect.

All provisions of the Original Declaration, including without limitation the use restrictions set forth in Exhibit "B" to the Original Declaration, the architectural standards set forth in Article XI thereof, the assessment obligations set forth in Article X thereof, and the membership and voting rights set forth in Article III thereof, are hereby incorporated by reference and shall apply to the Phase II Property and all owners, occupants, tenants, and invitees thereof with the same force and effect as if set forth in full herein. The Phase II Property is hereby made subject to the jurisdiction of Preston Ridge Tyler Homeowners Association, Inc. (the "Association"), and each owner of a lot within the Phase II Property shall be a Member of the Association upon acquisition of title to such lot.

1.3 Declarant's Rights.

Declarant reserves and retains, with respect to the Phase II Property, all rights reserved by the original declarant under the Original Declaration and Exhibit "C" thereto, including without limitation the rights reserved during the Development Period and the Class "B" Control Period, to the same extent as if Declarant were named as the original declarant therein. Declarant may assign any or all of such rights in accordance with Section C.10 of Exhibit "C" to the Original Declaration.

ARTICLE II

PRIVATE STREETS AND COMMON AREAS

2.1 Private Streets.

Preston Ridge Drive and Armstrong Court, as shown on the Phase II Plat, are designated as concrete private streets. Such private streets are private and shall not be dedicated to or accepted

by any governmental authority for public maintenance. The Association shall maintain, repair, and replace the private streets within the Phase II Property as part of the Area of Common Responsibility, and the costs thereof shall be Common Expenses allocated among all Units in accordance with the Original Declaration.

2.2 Common Areas.

Any areas shown on the Phase II Plat as common areas, open space, greenbelt, or floodway (including the greenbelt and Zone AE floodway areas), together with any improvements thereon, shall be conveyed to or otherwise controlled by the Association as Common Area. Such Common Areas shall be maintained by the Association for the common use and benefit of all owners within the Properties in accordance with the Original Declaration. No owner shall use, encroach upon, or make any alteration to any Common Area without the prior written approval of the Board.

ARTICLE III

GENERAL PROVISIONS

3.1 Conflict with Original Declaration.

In the event of any conflict between the provisions of this Supplemental Declaration and the Original Declaration, the more restrictive provision shall control. In all other respects, the terms of the Original Declaration shall govern and control the Phase II Property.

3.2 Duration and Amendment.

This Supplemental Declaration shall have the same duration as the Original Declaration and may be amended only in accordance with Article XVIII of the Original Declaration. Any amendment to this Supplemental Declaration must be recorded in the Public Real Estate Records of Smith County, Texas, to be effective.

3.3 Severability.

If any provision of this Supplemental Declaration is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other provision hereof, and all remaining provisions shall continue in full force and effect.

3.4 Binding Effect.

This Supplemental Declaration shall be binding upon and inure to the benefit of Declarant, the Association, all owners and occupants of lots within the Phase II Property, and their respective heirs, legal representatives, successors, and assigns. Each owner of a lot within the Phase II Property, by accepting a deed to such lot, agrees to be bound by the terms and conditions of this Supplemental Declaration and the Original Declaration.

3.5 Recordation.

This Supplemental Declaration shall be effective upon its recording in the Official Public Real Estate Records of Smith County, Texas.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of the date first written above.

DECLARANT:

PRESTON RIDGE DEVELOPMENT, LLC,
a Texas limited liability company

By: _____
Name: William Hunt, III
Title: Managing Member

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on this day personally appeared William H. Hunt, III, known to me to be the Managing Member of PRESTON RIDGE DEVELOPMENT, LLC, a Texas limited liability company, and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act of such limited liability company for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of October, 2026.

LYNDSI BROCK
Notary Public, State of Texas
Comm. Expires 01-13-2030
Notary ID 133532373

_____
Notary Public, State of Texas

EXHIBIT "A"

DESCRIPTION OF PHASE II PROPERTY

All lots and parcels of land comprising PRESTON RIDGE, PHASE II, an addition to the City of Tyler, Smith County, Texas, according to the Final Plat thereof recorded in Doc Number 202201039173, Plat Records of Smith County, Texas, being a part of N.C.B. 1602-A, John Hope Survey, A-443, and more particularly described as follows:

All lots numbered 25 through 49 and 65 through 76 (as applicable and as shown on the Phase II Plat), together with the private street and greenbelt/common areas shown thereon, situated in the City of Tyler, Smith County, Texas, as depicted on the Final Plat of Preston Ridge, Phase II, recorded in Doc Number 202201039173, Plat Records of Smith County, Texas.

VG-151-2026-202601030975

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202601030975

Real Property Recordings
RESTRICTION

Recorded On: October 13, 2026 11:29 AM

Number of Pages: 6

Billable Pages: 5

" Examined and Charged as Follows: "

Total Recording: $41.00

********** **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:

Document Number:	202601030975
Receipt Number:	20261013000067
Recorded Date/Time:	October 13, 2026 11:29 AM
User:	Suni W

STATE OF TEXAS
Smith County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX