

AFTER RECORDING, RETURN TO:  
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.  
ATTN: THOMAS C. BAIRD  
15 North Main Street  
Temple, Texas 76501

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**SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIVE COVENANTS FOR  
TEMPLE HERITAGE PLACE PROPERTY OWNERS' ASSOCIATION, INC. WITH  
ASSIGNMENT OF DECLARANT RIGHTS  
("Supplemental Declaration")**

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

KIELLA DEVELOPMENT, INC., a Texas corporation ("Kiella Development") is the Declarant under that certain 'Declaration of Covenants, Conditions and Restrictive Covenants for Heritage Place, a subdivision in Temple, Bell County, Texas' duly recorded in Volume 5317, Page 419, Official Public Records of Real Property of Bell County, Texas, and of the Temple Heritage Place Property Owners' Association, Inc., a Texas non-profit corporation (the "Association").

Kiella Development filed or caused to be filed certain instruments that affect the properties of the Association, specifically:

1. 'Declaration of Covenants, Conditions and Restrictive Covenants of Heritage Place' (the "Declaration"), duly recorded in Volume 5317, Page 419, Official Public Records of Real Property of Bell County, Texas; and
2. Any amendment to the Declaration (collectively the "Amendment"), duly recorded in the Official Public Records of Real Property of Bell County, Texas, (collectively the "Instruments").

Declarant formed the Association, whose purpose is to exercise the functions of a property owners' association and to enforce the covenants of the Instruments, all in accordance with the terms and provisions of the Declaration.

WEST TANGLEFOOT DEVELOPMENT, INC., a Texas corporation ("West Tanglefoot"), platted a 15.095 acre tract of land out of and a part of the A. G. Moore Survey, Abstract No. 596, County of Bell, Texas, as a subdivision known as Heritage Place, Phase V Addition, a subdivision in the City of Temple, Bell County, Texas, according to the map or plat of record in Plat Year 2016, Number 125, Plat Records of Bell County, Texas (collectively the "Subdivision"), and filed or caused to be filed certain instruments that affect and govern the Subdivision, specifically:

1. Dedication dated September 13, 2016, filed of record on October 6, 2016, as document number 2016-00040545, of the Official Public Records of Real Property of Bell County, Texas (the "Dedication").

2. Subdivision plat filed on October 6, 2016, in Plat Year 2016, Number 125, of the Plat Records of Bell County, Texas (the "Subdivision Plat").

ANNEXATION

The Declaration provides that Declarant may, without the consent of any other Owner, annex additional lands and make such additional lands subject to the terms and provisions of the Instruments. Kiella Development hereby annexes the Subdivision into the Association and subject to the Declaration.

ASSIGNMENT OF DECLARANT RIGHTS

Pursuant to the Instruments, KIELLA DEVELOPMENT ("Assignor") hereby designates in writing as its successor and assign, WEST TANGLEFOOT ("Assignee"), and transfers all of its rights as Declarant under the Declaration, and as to the Association, to WEST TANGLEFOOT. As evidenced by its signature below, WEST TANGLEFOOT assumes all rights and obligations of Kiella Development as Declarant under the Declaration and as to the Association.

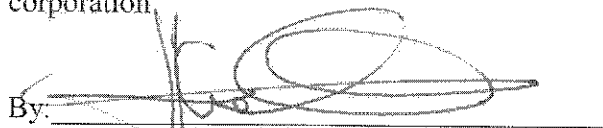
This Supplemental Declaration is executed by Kiella Development (1) to annex the Subdivision into the Association and bring the Subdivision within the scheme of the Instruments, and specifically the Declaration; and (2) to designate West Tanglefoot as its successor, and to assign and transfer all of its rights as Declarant under the Declaration and as to the Association to West Tanglefoot. This Supplemental Declaration is signed by West Tanglefoot (1) to acknowledge that the Subdivision is annexed into the Association and is hereafter subject to the Instruments, including but not limited to the Declaration; and (2) to assume all rights and obligations of Kiella Development as Declarant under the Declaration and as to the Association.

All words that are undefined in this Supplemental Declaration but which are defined under Article I of the Declaration and used in this Supplemental Declaration will have the same meaning as the words defined in the Declaration.

WITNESS THE EXECUTION HEREOF, on September 5, 2017.

Declarant (Assignor):

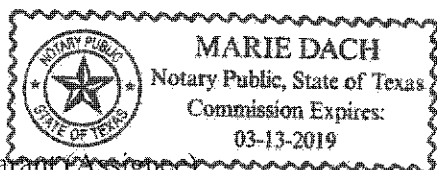
KIELLA DEVELOPMENT, INC., a Texas corporation

By:   
JOHN R. KIELLA, President

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF BELL §

This instrument was acknowledged before me on September 5, 2017, by JOHN R. KIELLA, in his capacity as President of KIELLA DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



Marie Dach  
NOTARY PUBLIC

Declarant (Assignee)

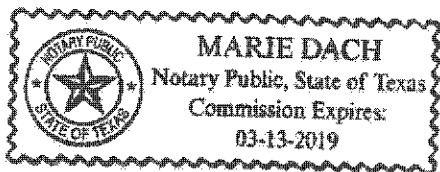
WEST TANGLEFOOT DEVELOPMENT, INC.,  
a Texas corporation

By: Ronald Mikeska  
RONALD MIKESKA, President

(ACKNOWLEDGMENT)

STATE OF TEXAS §  
COUNTY OF BELL §

This instrument was acknowledged before me on September 5, 2017, by RONALD MIKESKA, in his capacity as President of WEST TANGLEFOOT DEVELOPMENT, INC., a Texas corporation, on behalf of said corporation.



Marie Dach  
NOTARY PUBLIC

PREPARED IN THE LAW OFFICE OF:  
BAIRD, CREWS, SCHILLER & WHITAKER, P.C.  
ATTN: THOMAS C. BAIRD  
15 North Main Street  
Temple, Texas 76501  
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**\*\*\*\* Electronically Filed Document \*\*\*\***

**Bell County, Tx  
Shelley Coston  
County Clerk**

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**Parties:**

**Direct- KIELLA DEVELOPMENT INC**

**Indirect- EX PARTE**

**Receipt Number: 312650**

**Processed By: Makylea Harr**

(Parties listed above are for Clerks reference only)

**\*\*\*\*\* 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.



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**

A handwritten signature in cursive script that reads "Shelley Coston".