Denton County Juli Luke County Clerk

Instrument Number: 62154

ERecordings-RP

DECLARATION

Recorded On: June 15, 2023 11:50 AM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: **Record and Return To:**

Document Number:

Receipt Number: 20230615000261

Recorded Date/Time: June 15, 2023 11:50 AM

62154

Diana P User: Station: Station 37



STATE OF TEXAS **COUNTY OF DENTON**

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 Denton County, Texas.

Corporation Service Company

Juli Luke County Clerk Denton County, TX

CERTIFICATE OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BIG SKY ESTATES

STATE OF TEXAS	§
	§
COUNTY OF DENTON	§

This CERTIFICATE OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BIG SKY ESTATES (the "Annexation") is made on the date of execution by LGI HOMES - TEXAS, LLC, a Texas limited liability company (the "Association").

WITNESSETH:

WHEREAS, Declarant caused to be recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Big Sky Estates on November 28, 2022 as Document No. 162334 of the Official Public Records of Real Property of Denton County, Texas (as may be further amended or supplemented, the "Declaration") which encumbers certain property located in Denton County, Texas and known as The Bridges Subdivision (the "Subdivision") as more particularly described therein;

WHEREAS, pursuant to Section 2.2 of the Declaration, Declarant reserved the right for fifty (50) years following the execution of the Declaration to unilaterally annex additional property into the Subdivision and to subject additional property to the jurisdiction of the Declaration and Big Sky Estates Homeowners Association, Inc., a Texas nonprofit corporation (the "Association");

WHEREAS, Declarant is the owner of certain real property described on <u>Exhibit A</u> attached hereto and incorporated herein for all purposes (the "Annexed Property"); and

WHEREAS, Declarant now desires to annex the Annexed Property to the jurisdiction of the Declaration and the Association.

NOW, THEREFORE, Declarant declares that the Property is hereby annexed into the Subdivision, effective immediately, and shall be held, sold, and conveyed subject to all provisions, conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration and any amendments and/or supplements thereto and shall be subject to the jurisdiction of the Association.

Any and all capitalized terms used in this Annexation shall have the meanings set forth in the Declaration, unless otherwise specified in this Annexation.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED TO BE EFFECTIVE this 15th day of June, 2023.

LGI HOMES - TEXAS, LLC, a Texas limited liability company		
By: Elame Torre Title: Officer	<u></u>	
STATE OF TEXAS	ş	ELIZABETH NAVARETTE My Notary ID # 133056119 Expires April 22, 2025
COUNTY OF COLLIN	§ §	
BEFORE ME, the undersignersonally appeared FLAINE TO LLC, a Texas limited liability c subscribed to the foregoing instrusame for the purposes and consider	ompany, known by me to be ment, and acknowledged to me ation therein expressed and in the	of LGI HOMES - TEXAS, the person whose name is that he or she executed the

EXHIBIT A

LEGAL DESCRIPTION OF ANNEXED PROPERTY

ALL THAT CERTAIN PROPERTY DEPICTED ON THE FINAL PLAT OF BIG SKY ESTATES, PHASE 2 RECORDED ON JUNE 8, 2023 AS DOCUMENT NO. 2023 – 191 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS