

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3174484

Billable Pages: 4

Recorded On: December 10, 2020 04:40 PM

Number of Pages: 5

*****Examined and Charged as Follows*****

Total Recording: \$ 48.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

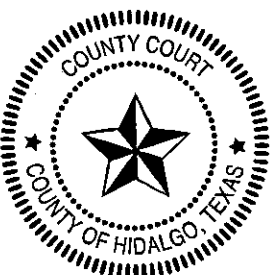
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3174484
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Deputy Clerk: Belya Trevino
Station: CH-1-CC-K31

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

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 Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

SUPPLEMENTAL
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
SOÑADOR TRAILS SUBDIVISION

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOÑADOR TRAILS SUBDIVISION (this "Supplemental Declaration") is made this 10th day of November, 2020, by **ESPERANZA HOMES EDINBURG, LLC, a Texas limited liability company** (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described on **Exhibit "A"** attached hereto ("Soñador Coves Phase I") and made a part hereof for all purposes, and desires to create thereon a residential community with residential lots, open spaces, landscaping, streets, common lighting, and other common improvements for the benefit of the community;

WHEREAS, Declarant is the owner of real property located near Soñador Coves Phase I that is subject to a Declaration of Covenants, Conditions and Restrictions recorded on February 12, 2020 under Document No. 3088727, in the Official Records of Hidalgo County, Texas (the "Declaration");

WHEREAS, Article Eight, Section 8.05 of the Declaration provides that Declarant may "add or annex additional real property...to the scheme of this Declaration by filing of record a Supplemental Declaration of Restrictive Covenants...which shall extend the scheme of the covenants of this Declaration to such property"; and

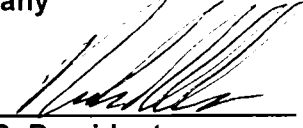
WHEREAS, Declarant desires to annex Soñador Coves Phase I and extend the scheme of the Covenants and Restrictions of the Declaration to Soñador Coves Phase I by adopting and recording this Supplemental Declaration.

NOW, THEREFORE, Declarant declares that Soñador Coves Phase I is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration.

[Remainder of page intentionally left blank.]

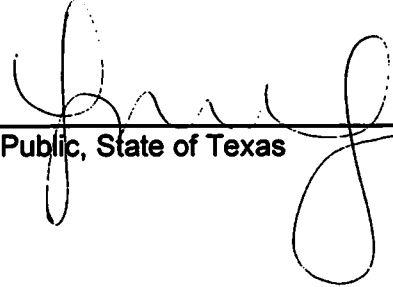
IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the 10th day of NOVEMBER, 2020.

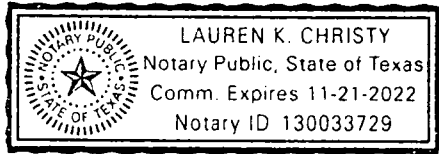
ESPERANZA HOMES EDINBURG, LLC, a Texas limited liability company

By: 
NICK RHODES, President

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on November 10, 2020, by **NICK RHODES**, President of **Esperanza Homes Edinburg, LLC**, a Texas limited liability company, on its behalf in said capacity.


Notary Public, State of Texas



Consented to by Lienholder:

Lienholder Name: Riveride Development Services, LLC

By: [Signature]
Name: Antonio M. Aguirre
Title: Manager

STATE OF TEXAS

§
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COUNTY OF Hidalgo

This instrument was acknowledged before me on November 12, 2020 by Antonio M. Aguirre acting in his/her capacity as Manager of Riveride Development Services, LLC.

[Signature]
Notary Public, State of Texas

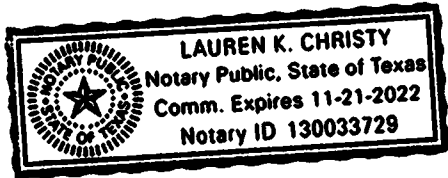


Exhibit "A"
Soñador Coves Phase I

Lots 1 through 64, SOÑADOR COVES SUBDIVISION PHASE I, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof recorded in Document No. 3163772, Official Records, Hidalgo County, Texas.