2025029882
06/20/2025 10:18AM

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Heritage Oaks, Bell County, Texas

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("***Amendment***") is made as of the Effective Date shown below by **RSBP DEVELOPERS, INC.**, a Texas corporation ("***Declarant***"), joined herein by **CTDC, LLC**, a Texas limited liability company.

RECITALS

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions recorded under Document Number 2018-23100 in the Real Property Records of Bell County, Texas (the "***Declaration***," as amended from time to time).

B. The undersigned are the owners of one hundred percent of the following tract or parcel of land (the "***Property***"):

> HERITAGE OAKS PHASE SEVEN, being a replat of Lots 4–9, Block 1, Heritage Oaks Phase Two Replat and 17.095 acres of the W.E. Wall Survey, Abstract No. 1116, to the City of Killeen, Bell County, Texas, according to the map or plat thereof recorded at Instrument Number 2024031597, Official Real Property Records of Bell County, Texas

C. The undersigned desire to amend the Declaration as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and in the Declaration, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned agree as follows:

1. Capitalized terms used herein shall have the meaning ascribed to them in the Declaration unless the context clearly indicates otherwise.

2. The undersigned represent that as to their interests in the Property: (i) they have good and indefeasible title; and (ii) they have not granted any third parties or entered into any agreements providing any third parties any rights to prevent, approve, or control in any manner the terms of this Amendment, and that no additional consents or approvals from any other person or entity are required to make this Amendment effective and binding upon the parties hereto.

3. Pursuant to the authority reserved to Declarant under *Section 9.3* of the Declaration, it is hereby declared that Exhibit A to the Declaration shall be and is hereby amended, modified, and supplemented by the addition of the Property, it being Declarant's specific intention that the Property shall hereafter be subject to the Declaration as fully and with the same effect as though the Property had originally been included therein.

4. Except as expressly provided herein, all terms, covenants, conditions and restrictions of the Declaration shall continue in full force and effect, and the Declaration as herein amended is hereby ratified and approved.

5. This Amendment shall be effective from and after the date it is recorded in the Real Property Records of Bell County, Texas.

RSBP Developers, Inc.,
A Texas corporation

By: _____
Gary W. Purser, Jr., President

CTDC, LLC,
A Texas limited liability company

By: _____
Gary W. Purser, Jr., President

STATE OF TEXAS

COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Gary W. Purser, Jr., President of RSBP Developers, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the said corporation and as the act and deed thereof, and for the purposes and consideration therein expressed.

Given under my hand and seal this 13 day of June, 2025.

CYNTHIA A. MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2027
Notary ID 11713951

Cynthia A Murphy
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Gary W. Purser, Jr., President of CTDC, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the said company and as the act and deed thereof, and for the purposes and consideration therein expressed.

Given under my hand and seal this 13 day of June, 2025.

CYNTHIA A. MURPHY
Notary Public, State of Texas
Comm. Expires 08-20-2027
Notary ID 11713951

Cynthia A Murphy
Notary Public, State of Texas

ASSOCIATION'S ACCEPTANCE AND APPROVAL

The Heritage Oaks Residential Community, Inc., a Texas non-profit corporation, serving as the Association under the Declaration, hereby accepts and approves the foregoing Third Amendment to Declaration of Covenants, Conditions, and Restrictions.

Heritage Oaks Residential Community, Inc.,
a Texas non-profit corporation

By:_____
Bill Jones, Manager/Broker

STATE OF TEXAS

COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Bill Jones, Manager/Broker of Heritage Oaks Residential Community, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the said corporation and as the act and deed thereof, and for the purposes and consideration therein expressed.

Given under my hand and seal this 18th day of June, 2025.

_____
Notary Public, State of Texas

TERESA SHERRER
NOTARY PUBLIC
STATE OF TEXAS
ID # 13464125-3
EXPIRES 11-09-2027

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2025029882
As
RESTRICTIONS

Recorded On: June 20, 2025
Parties: RSBP DEVELOPERS INC
To HERITAGE OAKS
Comment:

Billable Pages: 3
Number of Pages: 4

(Parties listed above are for Clerks' reference only)

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

CLERKS RMF:		$5.00
RECORDING:		$13.00
	Total Fees:	$18.00

********** DO NOT REMOVE. 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

Instrument Number: 2025029882
Receipt Number: 470352
Recorded Date/Time: 06/20/2025 10:18:17 AM
User / Station: langsdja - BCCCD0642

Record and Return To:

HERITAGE OAKS HOA
2400 S 57TH ST
TEMPLE, TX 76504

THE STATE OF TEXAS * BELL COUNTY *

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

Shelley Coston