

**FIRST SUPPLEMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
SMITH DOVE HOLLOW SUBDIVISION**

THE STATE OF TEXAS                    §  
COUNTY OF BELL                        §

**KNOW ALL MEN BY THESE PRESENTS**

THIS FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SMITH DOVE HOLLOW SUBDIVISION (this "First Supplement"), is made and entered into effective as of the execution date below, by 254 BROKERS CAPITAL, LLC, a Texas limited liability company, as the Declarant ("Declarant").

**WHEREAS**, the Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for Smith Dove Hollow Subdivision (the "Declaration") on or about June 27, 2022, as Document Number 2022-040832 in the Official Public Records of Bell County, Texas; and

**WHEREAS**, Section 7.5 of the Declaration provides that the Declarant may amend the Declaration, for any reason, without the necessity of joinder by any other Owner, while Declarant is a Class B Member pursuant to Section 3.2; and

**WHEREAS**, the Declarant is currently a Class B Member pursuant to Section 3.2; and

**NOW, THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Declarant hereby agrees to supplement the Declaration as follows:

1. Section 6.7 is amended and replaced in its entirety as follows:

**6.7 Minimum Floor Area.** The total air-conditioned living area of the main residential structure, as measured to the outside of exterior walls (but exclusive of open porches, garages, patios and detached accessory buildings), shall not be less than fifteen hundred (1,500) square feet or the minimum floor area as specified by the County, whichever is greater.

2. Section 6.8 is amended and replaced in its entirety as follows:

**6.8 Building Materials.** Unless otherwise approved in advance and in writing by the ACC, the exposed surface of the exterior walls of the first and second floors of the residence on each Lot shall be constructed of twenty five percent (25%) masonry, exclusive of roofs, eaves, soffits, windows, gables, doors, trim work and porches. Only brick, brick veneer, hardiplank, stone, stone veneer, or stucco shall be considered masonry. Notwithstanding the foregoing, in the event a governing authority promulgates an ordinance requiring a higher percentage of masonry than that provided in this Declaration, the requirements of this Declaration shall increase accordingly.

3. Section 6.13 is amended and replaced in its entirety as follows:

**6.13. Nuisance.** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No exterior speakers, horns, whistles, bells, or other sound devices (except security devices such as entry door and patio intercoms used exclusively to protect the Lot and improvements situated on the Lot) will be placed or used upon any Lot.

4. Section 6.16 is amended and replaced in its entirety as follows:

**6.16. [DELETED].**

5. Section 6.22 is amended and replaced in its entirety as follows:

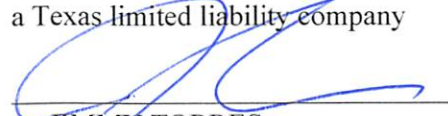
**6.22. Detached Buildings.** One detached guest house, party house, pool house or other type of detached building (a "Detached Building") may be built on a Lot, provided said Detached Building contains no less than five hundred (500) square feet, and is built after or at the time the main dwelling is built, and has prior approval of the ACC. Detached All Detached Buildings shall be constructed on a concrete foundation. Detached Buildings must meet all other restriction requirements and shall exactly match the roof pitch, masonry, and metal of the residence on the Lot.

6. **No Further Changes.** Except as expressly set forth herein, the Declaration shall remain unchanged and shall continue in full force and effect.

*[SIGNATURE PAGE FOLLOWS]*

IN WITNESS WHEREOF, the Declarant has executed this First Supplement to be effective on July 21, 2023.

254 BROKERS CAPITAL LLC.  
a Texas limited liability company

  
JIMMY TORRES  
Manager

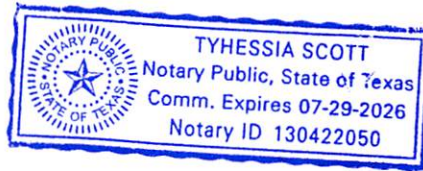
STATE OF TEXAS           §  
COUNTY OF BELL       §

Certified before me this the 21 day of July, 2023 by JIMMY TORRES as Manager of 254 BROKERS CAPITAL, LLC, a Texas limited liability company, on behalf of said company and acting as Declarant.

  
Notary Public, State of Texas

**After Recording, Please Return To:**

Colby Property Management  
205 Paloma Dr  
Temple, TX 76502





**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2023032384**

**As  
RESTRICTIONS**

**Recorded On: July 21, 2023**

**Parties: 254 BROKERS CAPITAL LLC**

**To SMITH DOVE HOLLOW SUBDIVISION**

**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
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

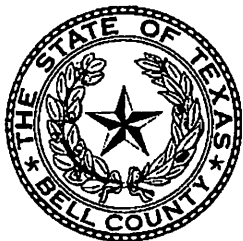
**Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.**

**File Information**

**Instrument Number: 2023032384  
Receipt Number: 356545  
Recorded Date/Time: 07/21/2023 12:06:35 PM  
User / Station: zbranead - BCCCD0642**

**Record and Return To:**

**TY SCOTT  
PICK UP 07/24/23**



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**