

**SECOND SUPPLEMENTAL
DECLARATION OF RESTRICTIVE
COVENANTS, CONDITIONS, AND RESTRICTIONS
OF PHASE II BROOKWOOD HILLS**



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STATE OF TEXAS

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Fees: \$387.00

TARRANT COUNTY

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PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: BROOKWOOD HILLS II HOA

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MARY LOUISE NICHOLSON
COUNTY CLERK

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is executed by Brookwood Hills II Homeowners Association, Inc., a Texas Nonprofit Corporation ("Declarant").

RECITALS:

THIS Second Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills (this "**Second Supplemental**") is made to be effective as of the 26th day of October, 2020, by the Brookwood Hills II Homeowners Association, Inc., a Texas nonprofit corporation (the "**Declarant**").

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills, was executed by BWH2 Development Corporation and filed on October 6, 1983, and is recorded in Volume 7635, Page 1021, et seq. of the Real Property Records of Tarrant County, Texas, (the "**Declaration**");

WHEREAS, the BWH2 Development Corporation executed a dedicatory instrument creating and defining the authority of the Brookwood Hills II Homeowners' Association Architectural Control Committee (the "**Committee**"). This dedicatory instrument was filed on March 3, 1987, and is recorded in Volume 8859, Page 188, et seq. of the Real Property Records of Tarrant County, Texas.

WHEREAS, the First Supplement to the Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills, was executed by Declarant and filed on September 4, 2013, and is recorded as Document Number D213233656 with the Real Property Records of

Tarrant County, Texas, (the “**Supplemental**”), and hereby incorporated within the Second Supplemental.

- a. Phase II Brookwood Hills, (the “**Subdivision**”), is a residential subdivision, an addition to the City of Bedford, Texas, plat recorded in Volume 388/164, Page 81, Plat Records of Tarrant County, Texas;
- b. The Subdivision is subject to restrictions or provisions in the above listed declarations that authorizes the property owners’ association to collect regular and special assessments on all property in the subdivision; and.
- c. Brookwood Hills II Association of Homeowners, Inc. serves as the Property Owners Association, as defined in Tex. Prop. Code § 209.002, with a mandatory participation of Subdivision property owners.

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that (a) the property shall be held, sold, transferred and conveyed subject to the easements, covenants, conditions and restrictions set forth in this Declaration; and (b) these covenants, conditions, restrictions and easements shall run with the land in the Property and shall be binding on all parties having or acquiring any right, title or interest in the property or any part thereof, and shall inure to the benefit of each owner of all or a part of the Property.

ARTICLE I
DEFINITIONS

Capitalized terms used in this Declaration and not defined elsewhere herein shall have the meanings assigned to them in this Article I.

Section 1.1 “Articles” shall mean and refer to the Articles of Incorporation of the Association as the same may from time to time be duly amended.

Section 1.2 “Assessments” shall mean Regular assessments as defined below:

- (a) “Regular Assessment” shall mean and refer to the amount assessed to and to be paid by each Owner to the Association for that Owner’s portion of the Common Expenses.
- (b) “Special Assessment” shall have the meaning assigned to it in Section 3.3 below.

Section 1.3 “Association” shall mean and refer to BROOKWOOD HILLS II HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, its successors and assigns.

Section 1.4 “Board” shall mean and refer to the Board of Directors of the Association.

Section 1.5 “Bylaws” shall mean and refer to the Bylaws of the Association as the same may from time to time be duly amended.

Section 1.6 “City” shall mean the City of Bedford, Texas.

Section 1.7 “Committee” shall mean and refer to the architectural control committee for the Property, which Committee shall consist of at least two but not more than three members at all times, all of whom shall be appointed as provided in Section 5.5 herein.

Section 1.8 “Common Areas” shall mean and refer to the sum of (a) the Common Areas as may be described in the Final Plat and (b) (i) the Fencing and Entry Improvements, (ii) the Landscaping Improvements, (iii) any other areas designated as “Common Areas” by the board, and (iv) any other real property and any other easements, licenses, leaseholds, rights, rights-of-way and other interests in real property, and the improvements thereon, within the property which have not been separately platted as a Lot on which a residence will be constructed or dedicated to the City or another governmental authority; provided.

Section 1.9 “FHA” shall mean and refer to the Federal Housing Authority.

Section 1.10 “Final Plat” shall mean and refer to the final plats of the Property approved by the City and filed in the Real Property Records of Tarrant County, Texas.

Section 1.11 “Phase II Brookwood Hills Property” shall mean and refer to, collectively, the property situated in Tarrant County, Texas described on the attached Exhibit “A”.

Section 1.12 “Landscaping Improvements” shall mean and refer to such landscaping as Declarant may install in portions of the Property and convey to the Association or as the Association may install in portions of the Property.

Section 1.13 “Lot” shall mean and refer to each lot platted on the Property except any Common Area (so long as such property is owned by the Association).

Section 1.14 “Masonry” shall mean and refer to brick, brick veneer, stone, stone veneer or other masonry material approved by the Committee.

Section 1.15 “Member” shall mean and refer to each person and entity who is a member of the Association as provided for in Section 2.2 hereof.

Section 1.16 “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to a Lot who has acquired title to the Lot to use the residence constructed or to be constructed thereon as a home.

Section 1.17 “Property” shall initially mean and refer to the Phase II Brookwood Hills Property.

Section 1.18 “Residence” shall mean and refer to any detached single-family residence constructed upon a Lot.

Section 1.19 “Fencing Wall and Entry Improvements” shall mean and refer to any fencing and/or entry way that Declarant or homebuilders may install in portions of the Property and convey to the Association or for which the Association has an easement to maintain such improvements, and which may or may not be located on Lots.

Section 1.20 “VA” shall mean and refer to the Veterans Administration.

ARTICLE II ASSOCIATION

Section 2.1 The Association. The Association, acting through its Board, shall enforce the covenants, conditions and restrictions and all other terms contained in this Declaration regarding maintenance of the common areas, subject to the provisions of the Articles and Bylaws and shall have all of the powers set forth in the Articles and Bylaws.

Section 2.2 Membership. Every Owner shall be a member of the Association. Each Owner’s membership in the Association shall be appurtenant to and may not be separated from ownership of the Owner’s Lot. Any person or entity holding an interest in any portion of the Property merely as security for the performance of any obligation shall not be a member of the Association.

Section 2.3 Voting Rights. The Association shall have one or more classes of voting membership as further described in the Bylaws. All voting rights shall be subject to the provisions and restrictions set forth in the Bylaws. Upon written request by an Owner of a Lot, the Association shall furnish a true, complete and correct copy of the Bylaws certified by an officer of the Association to such Owner.

Section 2.4 Board of Directors and Officers. The Association shall have a Board of Directors and elected officers who shall have the powers and duties prescribed in the Articles and Bylaws. The Bylaws shall specify the procedure for election of the directors and officers, as well as the terms to be served by the directors and officers.

ARTICLE III
ASSESSMENTS

Section 3.1 Covenants for Assessments; Initiation Fee. Each Owner of any portion of the Property by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association Regular Assessments and Special Assessments (such assessments to be established and collected as hereinafter provided) and any initiation fee ("Initiation Fee") imposed upon Owners by the Bylaws or this Declaration. Until adjusted pursuant to the terms of Section 3.10, the Initiation Fee shall be the same amount as the Regular Assessment Fee. The Initiation Fee shall be payable to the Association in connection with and upon the conveyance of a Lot to an Owner; provided, however, no Owner who is a member of the Association prior to the acquisition of a lot shall be required to pay an Initiation Fee. The Initiation Fee, Regular Assessments and Special Assessments, together with any interest, costs, and reasonable attorney's fees provided for under this Declaration, shall be a charge on the land and shall be a continuing lien upon the Owner's Lot against which the Initiation Fee and each such Assessment is made to the benefit of the Association. The Initiation Fee and each such Assessment, together with any interest, costs, and reasonable attorney's fees provided for under this Declaration, shall also be the personal obligation of the person who was the Owner of such Lot at the time the Initiation Fee or Assessment fell due and such obligation shall survive extinguishment by foreclosure of a mortgage deed or trust of the lien securing such obligation. The personal obligation for a delinquent Initiation Fee or delinquent Assessments shall not pass to such Owner's successors in title unless expressly assumed by such successor.

Section 3.2 Regular Assessment. Until adjusted pursuant to the terms of Section 3.10, the Regular Assessments shall initially be \$225.00 per lot annually, payable by June 1 of each year. If the date of commencement of Regular Assessments for an Owner pursuant to Section 3.6 below is other than June 1, the first Regular Assessment owing by such Owner shall be paid to the Association on the following June 1. The Regular Assessments may be adjusted as determined by the Board pursuant to the Articles and Bylaws and shall be payable as set forth herein or as otherwise prescribed by the Board.

Section 3.3 Special Assessments. In addition to the Initiation Fee and the Regular Assessments authorized above, the Association may levy at any time, a Special Assessment

(herein so called) for the purpose of defraying, in whole or in part, (i) as to Owners generally, the costs of any construction, reconstruction, repair or replacement of an improvement for the benefit of the Association. (ii) as to Owners generally, any increased operating or maintenance expenses or costs to the Association, (iii) as to a particular Lot Owner, the costs incurred by the Association due to the Lot Owner's failure to comply with the Bylaws or the Association's rules and regulations, (iv) as to a particular Lot Owner, the costs incurred by the Association due to the Lot Owner's lack of maintenance of the Lot or other compliance with this Declaration and (v) as to a particular Lot Owner, Common Expenses Incurred by the Association, in the judgment of the Board, as the result of the willful or negligent act of the Owner or the Owner's family, guests or invitees. Each Owner's share of any Special Assessment levied under clause (i) or (ii) above shall equal the product of the total Special Assessment levied divided by the total number of Owners Lots in the community and rounded up to the nearest whole dollar. The Board shall determine the due date and payment terms of such Special Assessments.

Section 3.4 Fines. In addition to the Regular Assessments and Special Assessments, the Association may levy fines against an Owner for violations of the Associations rules and regulations by the Owner, Resident, or Guest. The Association shall, at its discretion, determine and publish a schedule of fines.

Section 3.5 Notice and Quorum Requirements. Written notice of any meeting called for the purposes of taking any action authorized in Section 3.2 and Section 3.3 shall be in accordance with the Bylaws of the Association. A majority vote of the members present at meeting is required to create a Special Assessment.

Section 3.6 Date of Commencement of Regular Assessments. The Regular Assessments provided for herein shall commence with respect to each Lot on the date of conveyance of the Lot in question to an Owner.

Section 3.7 Exempt Property. All Common Areas, all property owned by Declarant and all property dedicated to and accepted by the City or another governmental authority shall be exempt from the Assessments created herein.

Section 3.8 Remedies of Association. Any Initiation Fee or Assessment ~~not~~ ⁴⁵ paid within 30 days after the due date shall be delinquent and assessed a penalty of \$25 and shall bear interest from the due date at the interest rate set forth in the Association Bylaws not to exceed the maximum non-usurious rate allowed by applicable law. Such Initiation Fee or Assessment and all interest and costs of collection, including reasonable attorney's fees, shall be secured by a lien upon the Owner's Lot to which such Initiation Fee or Assessment and costs relate, which lien (i) shall be superior to all other liens and charges against such

property, except only for ad valorem tax liens and all sums unpaid on a mortgage lien or deed of trust lien of record, and (ii) shall be coupled with a power of sale in favor of the Association entitling the Association to exercise the right of nonjudicial foreclosure sale and the other rights and remedies afforded under Chapter 51 of the Texas Property Code or other applicable provisions. It is expressly intended that by acceptance of a deed to a Lot within the Property, each Owner acknowledges that title is accepted subject to the Initiation Fee or Assessment lien provided for herein, which shall be deemed to be an express contractual lien and shall be superior to any defense of homestead or other exemption, the Initiation Fee or Assessment lien having been created prior to the creation or attachment of any homestead right with respect to any Lot. To evidence the Initiation Fee or Assessment lien, the Association may file a written notice of such lien in the Real Property Records of Tarrant County, Texas setting forth the amount of the unpaid indebtedness, the name of the Owner of the Lot covered by such lien and a description of the Lot. Subsequent to the recording of a notice of Initiation Fee or Assessment lien as provided above, the Association may bring an action at law against the Owner personally obligated to pay the same, and in addition, conduct a nonjudicial foreclosure sale of the Owner's Lot under the Texas Property Code or judicially foreclose the lien against the Owner's Lot, all such remedies being cumulative. In any suit or proceeding against the Owner or the Owner's Lot, the Owner shall be required to pay and shall be liable for all costs, expenses and reasonable attorney's fees incurred by the Association. No Owner may waive or otherwise escape liability for the Initiation Fee or Assessments provided for herein by non-use the Common Areas or abandonment of the assessed Lot by the Owner.

Section 3.9 Subordination of Lien to Mortgages. The lien securing the Initiation Fee and the Assessments provided for herein on each Lot shall be subordinate to the lien of any mortgage or deed of trust of record now or hereafter placed upon such Lot. Sale or transfer of any Lot shall not affect the Initiation Fee or Assessment lien. However, the sale or transfer of any Lot pursuant to a foreclosure of any mortgage or deed of trust lien of record shall extinguish the Initiation Fee or Assessment lien as to an Initiation Fee or Assessments which became due prior to such sale or transfer. No sale or transfer by foreclosure or otherwise shall relieve such Lot from liability for any Initiation Fee or Assessments thereafter becoming due or from the lien securing such Initiation Fee or Assessments.

Section 3.10 Duties of the Board. The Board shall fix the amount of the Initiation Fee and the Regular Assessments from time to time in accordance with the Bylaws. The Board may amend the due dates for the Initiation Fee and/or the Regular Assessments at any time the amount of such assessment is fixed. The Board may levy a Special Assessment authorized by this Declaration at any time. The Board shall establish the due date for such Special Assessment at the time of levy. The Board shall prepare a roster of the Lots and Assessments applicable thereto which shall be maintained by the Association and shall be made available

to inspection by any Owner. Written notice of the Assessment shall thereupon be sent to every Owner subject thereto. The Association shall, upon demand at any time, furnish to any owner liable for said Assessments a certificate in writing signed by an officer of the Association setting forth whether said Assessment has been paid. Such certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid and shall be binding on the Association as of the date of its issuance.

ARTICLE IV
CONSTRUCTION OF IMPROVEMENTS AND USE OF LOTS

Section 4.1 Platting. No re-plat of the Property or any portion thereof shall be filed with the City or recorded in the Real Property Records of Tarrant County, Texas that has not first been approved by Declarant, with Declarant's approval shown in writing, signed by Declarant, on the face of the plat.

Section 4.2 Residential Use. The Property and all Lots shall be used for single-family residential purposes only. No building shall be erected, altered, placed or permitted to remain on any Lot other than one Residence per Lot not exceeding two stories in height with a private garage as provided below. Each residence shall be constructed in conformance with minimum FHA and VA standards, unless otherwise approved by the Committee.

Section 4.3 Single-Family Use. Each Residence may be occupied by only one family consisting of persons related by blood, adoption, or marriage or no more than three unrelated persons living and cooking together as a single housekeeping unit, together with any household servants.

Section 4.4 Garage Required. Each Residence shall have a minimum two-car garage conforming with then-applicable City zoning ordinances and codes, and the garage must conform in design and materials with the main structure of the Residence. No garage shall be converted to living space or used in any manner that would preclude the parking of two automobiles therein.

Section 4.5 Restrictions on Re-subdivision. None of the Lots shall be subdivided into smaller lots.

Section 4.6 Driveways. All driveways shall be surfaced with concrete, or similar substance approved by the Committee.

Section 4.7 Uses Specifically Prohibited and Other Provisions.

- (a) No temporary dwelling, shop, trailer, or mobile home of any kind or any improvement of a temporary character (except children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment which may be placed on a Lot only in places which are not visible from any street) shall be permitted on any Lot, except that a builder or contractor may have temporary improvements (such as a sales office, parking lot and/or a construction trailer) on a Lot during construction of the Residences on that Lot. No building material of any kind or character shall be placed or stored upon a Lot until the fee owner of such Lot is ready to commence construction of improvements, and then such material shall be placed only within the property lines of the Lot upon which the improvements are to be erected during construction so long as construction progresses without undue delay.
- (b) No boat, trailer, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body, bus, or similar vehicle or equipment may be parked for storage in the driveway or front yard of any dwelling or parked on any public street on the Property, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any Residences unless completely concealed from public view. No such vehicle or equipment shall be used as a residence or office temporarily or permanently. Vehicles, machinery, equipment, dumpsters, or storage containers temporarily utilized during the construction, maintenance or repair of a residence in the immediate vicinity, may be placed on site for a maximum duration of six months.
- (c) No vehicles or similar equipment shall be parked or stored in an area visible from any street except passenger automobiles, passenger vans, motorcycles, and pick-up trucks with, current State registration, and are in regular use (as determined by the Committee).
- (d) No structure of a temporary character, such as a trailer, basement, tent, shack, barn, or other out-building shall be used on any Property at any time as a dwelling house
- (e) No individual Lot water supply system shall be permitted on the Property.
- (f) No individual Lot sewage disposal shall be permitted on the Property.
- (g) No air-conditioning apparatus shall be installed on the ground in front of a Residence or on the roof of any Residence. No window air-conditioning apparatus or evaporative cooler shall be attached to any front wall or front window of a Residence.
- (h) Except with the written permission of the Committee, no antennas, discs or other equipment for receiving or sending sound or video shall be permitted on the property except for antennas for UHF or VHF television reception, and satellite television reception. No antennas shall be mounted at a height greater than 5 feet above the maximum height of the residential structure, nor shall dish antennas be mounted in the front side of the house.
- (i) No Lot or improvement shall be used for business, professional, commercial or manufacturing purposes of any kind. No activity, whether for profit or not, shall be conducted on the Property which is not related to single family residential purposes. No noxious or offensive activity shall be undertaken on the Property, and nothing shall be done which is or may become an annoyance or nuisance to the neighborhood. Nothing in this subparagraph shall prohibit an Owner's use of a Residence for quiet, inoffensive activities such as tutoring or giving art lessons so long as such activities do not materially increase the number of cars parked on the street or interfere with adjoining Owner's use and enjoyment of their Residences and yards.

- (j) Unless otherwise approved by the Committee, no fence, wall, hedge or shrub planting which obstructs sight lines at elevations between three and six feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street right of-of-way lines and a line connecting them at points ten feet from the intersection of the street right-of-way lines, or, in the case of a rounded property corner, from the intersection of the street right-of-way lines as extended. The same sight-line limitations shall apply on any Lot within ten feet from the intersection of a street right-of-way line with the edge of a private driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- (k) Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment placed at locations on a Lot that are not visible from any street, no building previously constructed elsewhere shall be moved onto any Lot, without written approval by the Architectural Control Committee.
- (l) Within easements on each Lot, no structures, planting or materials shall be placed or permitted to remain which may damage or interfere with the maintenance of existing utilities, which may change the direction of flow within drainage channels, or which may obstruct or retard flow of water through drainage channels.
- (m) After Declarant has graded a Lot, the general grading, slope and drainage plan of a Lot may not be altered without (i) written permission of the Committee and (ii) any approvals of the City and other appropriate agencies having authority to grant such approval which may be required.
- (n) No sign larger than five square feet of any kind shall be displayed to the public view on any Lot without the written approval of the Committee. The Committee shall have the right to remove any sign, billboard or other advertising structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or any other liability in connection with such removal.
- (o) The drying of clothes in public at street-level view is prohibited. The Owners and occupants of any Lots at the intersections of streets or adjacent to parks, playgrounds or other facilities where the rear yard is visible to full public view shall install a suitable enclosure to screen from public street-level view equipment which is incident to normal residences, such as clothes drying equipment, yard equipment and storage piles.
- (p) Except within fully contained fireplaces and grills built for the purpose of cooking or heating in the main residential dwelling and except for outdoor cooking, no open burning of any material shall be permitted anywhere on the Property.
- (q) All exterior mechanical equipment, including, but not limited to, HVAC equipment, shall be located on the side or rear yard of each Lot and shielded from public view from any adjacent street with plant materials, fencing or other appropriate material. Existing and replacement equipment is excluded from compliance with this provision.
- (r) All utilities shall be installed underground. No gas meter shall be set nearer the street than the front or side of the dwelling unless the meter is designed for and installed underground.
- (s) Without limitation to any other use prohibited herein, no Lot or improvement or any portion thereof may be used for any Short-Term Rentals. "Short-Term Rentals" shall mean the leasing, renting or subletting of a Lot or portion thereof to any party or user for any period of less than three (3) consecutive months. Short-Term Rentals shall also include,

without limitation, (i) any month-to-month rentals, or vacation-type rentals using websites such as Airbnb.com, VRBO.com or similar websites and which are for periods of less than 3 consecutive months and (ii) any leasing or short-term use arrangement whereby a duration that would otherwise be permitted herein (i.e., 3 months or longer) may be terminated early so as to cause the period of use by such tenant or other user to be for less than 3 consecutive months.

Section 4.8 Minimum and Maximum Floor Area. The total air-conditioned living area of the main residential structure built on any of the following Lots (as measured to the outside of exterior walls, but exclusive of open porches, garages, patios and detached accessory buildings,) shall not be less than 2,000 square feet.

Section 4.9 Building Materials. All new construction, unless otherwise approved in writing by the Committee, the front wall area (exclusive of windows) of the first floor of each building constructed on a Lot, including, but not limited to, chimney flues, shall be not less than 95% Masonry. Notwithstanding the foregoing, the front wall area on all first-floor walls of a two-story dwelling shall be brick only unless otherwise approved in writing by the Committee. The total exterior wall area of each building constructed on a Lot, including, but not limited to, chimney flues, shall be not less than 70% (or a higher percentage if required by the City) Masonry; provided, however, windows, doors and gables shall be excluded from the calculation of the total exterior wall area.

Section 4.10 Setback Restrictions. No dwelling shall be located on any Lot nearer to the front Lot line, a side Lot line or the rear Lot line than the minimum setback lines shown on the Final Plat or required by the City, whichever is greater.

Section 4.11 Fences and Walls. Except as provided herein otherwise, any fence or wall must be constructed of brick, wrought iron (tubular steel), or wood or other material approved by the Committee. The location, size and appearance of such fence or wall shall be subject to the prior approval of the Committee.

Section 4.12 Special Fence Requirements. The fee owner of certain particular lots shall abide by specific additional fence requirements and restrictions as shown on the attached Exhibit "B", and as described below:

- (a) Brick Fence Zone – In locations so designated on Exhibit "B," the fence shall be constructed of brick and in a uniform manner as specified by the Committee. The fence and its appearance are to be maintained by the Owner.
- (b) Brick Columns with Wood Fence Zone – In locations so designated on Exhibit "B," the fence shall be a wood fence, constructed with 6-inch pickets, and at the height of 6-feet, with brick columns spaced a nominal 25 feet. The outward face of the fence shall be

painted or stained the color specified by the Committee. The fence and its appearance are to be maintained by the Owner.

- (c) Wood Fence Zone – For areas not specifically designated on Exhibit “B”, the fence shall be a wood fence, constructed with pickets of 4-inch material or greater, and at the height not to exceed 8-feet. The fence and its appearance are to be maintained by the Owner.

Section 4.13 Landscaping. Each fee owner of a Lot shall landscape the Lot according to the following minimum provisions:

- (a) All front and side yards visible from the street shall be sodded with grass from the home to the back of the street curb.
- (b) Landscape plants shall be installed and maintained along the entire front of the home.

All landscaping required under this Section 4.13 shall be maintained by the Owner of the Lot.

Section 4.14 Mailboxes. Mailboxes that are not a near identical replacement shall be constructed of a brick and of a design approved in writing by the Committee prior to their installation and shall be in conformity with the requirements of the City.

Section 4.15 Roofs. Unless otherwise approved in writing by the Committee, no roof on any house constructed on a Lot shall have less than a 6”/12’ roof slope. All roofs shall be constructed or covered with an aesthetic stone coated metal (no barn metal) or 25-year composition shingles (meaning having a manufacturer’s warranty of at least 25 years) with a weight of at least 240 pounds per 100 square feet in a muted brown or gray color, unless approved by the Committee. Unless otherwise approved by the Committee, all roof stacks and flashings must be painted to match the roof color.

Section 4.16 Wood Fence Paint and Stain Requirements. With the exception of the fences subject to Section 4.12, wood fences shall be (a) left to weather naturally; or (b) treated with a natural color preservative stain or a color approved in writing by the Architectural Control Committee. Other wood fence treatments are not permitted without authorization by Architectural Control Committee.

Section 4.17 Installation of Solar Panels. As provided in Chapter 202 of the Texas Property Code, the installation and maintenance of solar panels are subject to the following:

- (a) Solar energy devices, included any related equipment or system components (collectively, “Solar Panels”) may only be installed after receiving written approval of the Declarant by the Architectural Review Board.
- (b) Solar Panels may not be installed upon or within Common Area or any area which is maintained by the Association.

- (c) Solar Panels may only be installed on the roof of a home, on any structure allowed under any Brookwood Hills II HOA dedicatory instrument, or within any fenced rear-yard or fenced-in patio of the owner's property.
- (d) If located on the roof of the residential structure, the Solar Panels shall be located on the roof facing the rear or side of the structure, but not facing the front street side. The homeowner may petition for a variance, if it can be shown that the production is hindered by more than 10%, due to this restriction.
- (e) If located on the roof of a home, Solar Panels shall:
 - i. Not extend higher than or beyond the roofline;
 - ii. Conform to the slope of the roof;
 - iii. Have a top edge that is parallel to the roofline; and
 - iv. Have a frame, support bracket, or visible piping or wiring that is in a silver, bronze, or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.
- (f) If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line.
- (g) Except as prohibited by Texas Property Code 202.010, the Committee may deny a request for the installation of Solar Panels if it determines, and such determination is reduced to writing, that the placement of the Solar Panels as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
- (h) Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
- (i) Solar Panels must be properly maintained at all times or be removed by the owner.
- (j) Solar Panels which become non-functioning or inoperable must be removed by the owner of the property.

Section 4.18 Installation of Rain Barrels or Rain Water Harvesting Systems. As provided in Chapter 202.007 of the Texas Property Code, the installation and maintenance of such are subject to the following:

- (a) Rain Barrels may not be installed upon or within common area of the Brookwood Hills II HOA.
- (b) Under no circumstances shall Rain Barrels be installed or located in or on any area within a Lot that is in-between the front of the property owner's home and an adjoining or adjacent street.
- (c) The Rain Barrel must be of color that is consistent with the color scheme of the property owner's home and may not contain or display any language or other content that is not typically displayed on such Rain Barrels as manufactured.
- (d) Rain Barrels may be located in the side-yard or back-yard of an owner's property so long as these may not be seen from a street, another Lot or any common area of the Brookwood Hills HOA.
- (e) In the event the installation of Rain Barrels in the side-yard or back-yard of an owner's property in compliance with paragraph (e) above is impossible, the Declarant or Architectural Review Board may impose limitations or further requirements regarding the

size, number and screening of Rain Barrels with the objective of screening the Rain Barrels from public view to the greatest extent possible.

- (f) Rain Barrels must be properly maintained at all times or removed by the Owner.
- (g) Rain Barrels must be enclosed or covered.
- (h) Rain Barrels which are not properly maintained, become unsightly or could serve as a breeding pool for mosquitoes must be removed by the Owner from the Lot.
- (i) The Committee may grant exceptions to any provisions under this section.

Section 4.19 Installation of Flagpoles and the Display of Flags. As provided in Chapter 202 of the Texas Property Code, the installation and maintenance of such are subject to the following:

- (a) Flags that may be displayed without additional approval of the Architectural Control Committee include: (i) the flag of the United States of America; (ii) the flag of the State of Texas; (iii) an official or replica flag of any branch of the United States Armed Forces; and (iv) flags containing logos of high schools, colleges, and professional sport teams.
- (b) The flag of the United States must be displayed in accordance with 4 U.S.C. Sections 5-10.
- (c) The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- (d) Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent, long-lasting materials. The materials used for the flag pole shall be harmonious with the dwelling and have a finish appropriate to the materials used in the construction of the flagpole.
- (e) The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
- (f) A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.
- (g) Only one flagpole will be allowed per Lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed 6 feet in length. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in an area approved by the Committee.
- (h) Any flag flown or displayed on a freestanding flagpole may be no smaller than 3'x5' and no larger than 4'x6'.
- (i) Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3'x5'.
- (j) Any freestanding flagpole must be equipped to minimize halyard noise. The preferred method is through the use of an internal halyard system. Alternatively, swivel snap hooks must be covered or "Quiet Halyard" Flag snaps installed. Neighbor complaints of noisy halyards are a basis to have flag removed until Owner resolves the noise complaint.
- (k) The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. Compliance with all municipal requirements for electrical ground mounted installations must be certified by Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until Owner resolves complaint.

- (l) Flagpoles shall not be installed in Common Area or property maintained by Brookwood Hills II HOA.
- (m) All freestanding flagpole installations must receive prior written approval from the Committee or the Architectural Review Board.

ARTICLE V
ARCHITECTURAL CONTROL

Section 5.1 Authority. The Architectural Control Committee is authorized and empowered to consider and review any and all aspects of construction and landscaping cited in the previous sections which may, in the opinion of the Committee, adversely affect the living enjoyment of one or more Lot Owners or the general value of Lots. In considering the harmony of external design between existing structures and the proposed infrastructure to be erected, placed or altered, the Committee shall consider only the general appearance of the proposed building as that can be determined from front, rear and side elevations on submitted plans.

Section 5.2 Procedure for Approval. A complete copy of the final plans and specifications shall be submitted by direct delivery, email, fax, or by certified mail to the Association. Such plans and specifications must be submitted at least 15 days prior to the proposed landscaping or construction of improvements. An application will not be considered submitted and will not be eligible for review until it is complete and all required elements have been received by the Committee.

The plans and specifications shall show the nature, kind, shape, height, materials and location of all landscaping and improvements including but not limited to, elevations and floor plans on each house intended to be built, square footage, roof pitch and percentage of brick or other material to be used as siding. The documents shall specify any requested variance from the setback lines, garage location or any other requirement set forth in this Declaration. Samples of proposed construction materials shall be delivered promptly to the Committee upon request.

The Committee shall have 15 days to approve or provide comments, on the proposed action, and an additional 15 days for each additional iteration of comments and responses. At such time as the plans and specifications meet the approval of the Committee, the Committee shall send authorization to proceed and will retain the plans and specifications.

If the person submitting the plans fails to adequately address the Committee's comments after two iterations, the plans and specifications shall be returned marked "Disapproved" and shall be accompanied by a statement of the reasons for disapproval, which statement shall be signed by a representative of the Committee. Any further modification of the approved set of plans and specifications must again be submitted to the Committee for its approval.

The Committee approval or disapproval, as required herein, shall be in writing. In no event shall the Committee give verbal approval of any plans. If the Committee fails to

approve or disapprove such plans and specifications within 15 days after the date of submission, written approval of the matters submitted shall not be required and compliance with this Section 5.2 shall be deemed to have been completed.

In the case of a dispute about whether the Committee responded within such time period, the person submitting the plans shall have the burden of establishing when the Committee received the complete plans. The Committee's receipt of the plans may be established by a signed certified mail receipt, a signed delivery receipt, or an automated email delivery receipt. In the event a majority of the Committee cannot reach an agreement on any matter submitted for approval, the Committee shall consult about such matter the Board. The decision of the Board regarding the disputed matter shall be binding on the Committee.

Section 5.3 Standards. The Committee shall attempt to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration.

The Committee shall have sole discretion with respect to taste, design and all standards specified herein, and shall prevent unusual, radical, curious, bizarre, peculiar or irregular structures from being built on the Property.

From time to time the Committee may publish and promulgate bulletins regarding architectural standards which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Section 5.4 Exemptions to Committee Approval. Replacement of landscaping features with new features of existing type, size, and coverage do not require Committee approval. Similarly, other exempted items include sprinkler systems, and replacement fencing utilizing the same location, height, and type of material being replaced.

Section 5.5 LIABILITY OF THE COMMITTEE. THE MEMBERS OF THE COMMITTEE SHALL HAVE NO LIABILITY FOR DECISIONS MADE BY THE COMMITTEE AND THE COMMITTEE SHALL HAVE NO LIABILITY FOR ITS DECISIONS SO LONG AS SUCH DECISIONS ARE NOT ARBITRARY OR CAPRICIOUS. ANY ERRORS IN OMISSIONS FROM THE PLANS AND SPECIFICATIONS OR THE SITE PLAN SUBMITTED SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT TO WHICH THE IMPROVEMENTS RELATE, AND THE COMMITTEE SHALL HAVE NO OBLIGATION TO CHECK FOR ERRORS IN OR OMISSIONS FROM ANY SUCH PLANS, OR TO CHECK FOR SUCH PLANS' COMPLIANCE WITH THE GENERAL PROVISIONS OF THIS DECLARATION, CITY CODES, STATE STATUES OR THE COMMON LAW, WHETHER THE SAME RELATE TO LOT LINES, BUILDING LINES, EASEMENTS OR ANY OTHER MATTERS.

Section 5.6 Appointment of Committee. Subject to the Bylaws, the Board shall have the right, from time to time, to replace and appoint the member(s) of the Committee. Should the

Declarant be unable to find member(s) to serve on the Committee, the Board shall assume the responsibilities and duties of the Committee. The Association shall maintain in its records a current roster of the members of the Committee.

ARTICLE VI
GENERAL PROVISIONS

SECTION 6.1 Easements.

- (a) Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Final Plat. Easements are reserved across all Lots as necessary for the installation, operation, maintenance and ownership of any Fencing and Entry Way Improvements erected on a Lot and utility service lines from the property lines to the Residences. By acceptance of a deed to a Lot, the Owner of the Lot agrees to mow weeds and grass and to keep and maintain in a neat and clean condition any easement which may traverse a portion of the Lot. The Association shall have the right, but not the obligation, to maintain, repair and replace any Fencing and Entry Way Improvements or Landscaping Improvements, and, in the event the Association declines or fails to do so, the Owner of a Lot on which such improvements are located shall maintain such improvements in good condition and repair.
- (b) The Owner of each Lot on which a retaining wall is located (each, a “Benefitted Owner”) shall have an easement over a reasonable portion (but in no event greater than five feet) of a Lot adjacent to such retaining wall to maintain such retaining wall. By acceptance of a deed to a Lot, each Benefitted Owner agrees to maintain any retaining wall located on such Owner’s Lot in good condition and repair. In the event a Benefitted Owner fails to maintain a retaining wall as required herein, the Association shall have the right, but not the obligation, to maintain, repair and replace any such retaining wall, and the costs of such work shall be levied against the Benefitted Owner as a Special Assessment in accordance with Section 3.3 (iv)above.

Section 6.2 Recorded Final Plat. All dedications, limitations, restrictions and reservations shown on the Final Plat are incorporated herein and shall be construed as being adopted in each contract, deed or conveyance executed or to be executed by Declarant conveying lots, whether specifically referred to therein or not.

Section 6.3 Lot Landscape and Maintenance. The fee owner of each Lot, at the time of the construction of the Residence thereon, shall establish fully sodded grass on all front and side yards visible from the street, including, but not limited to, the unpaved area, if any, between the Lot and the curb of any street adjacent to such Lot. The above landscaping shall be

installed by a builder at the time of and in conjunction with the construction of a Residence on a Lot. The fee owner of each Lot shall maintain the yards in a sanitary and attractive manner and shall edge the street curbs that run along, the property line. Grass, weeds and vegetation on each Lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. The Owner of each Lot on which a fence is required to be constructed under this Declaration shall maintain such fence in good order and repair and shall replace such fence upon its deterioration in accordance with the construction requirements of this Declaration. No vegetables shall be grown in any yard that faces a street. Neither weeds nor grass shall be permitted to grow to a height of greater than six inches upon any Lot. Upon the failure of any fee owner to maintain any Lot or any fence thereon, Declarant and the Association each has the right, at its option, to have the grass, weeds and vegetation cut or the fence repaired or replaced as often as necessary in its sole judgment without the joinder of the other, and the fee owner of such property shall be obligated, when presented with an itemized statement or notice of Special Assessment, to reimburse Declarant or pay a Special Assessment to the Association, as the case may be, for the cost of such work. The amount to be paid, if not paid within thirty days after the date the statement or notice of Special Assessment is presented to the owner, shall bear interest from such date of presentation until paid at the rate stipulated in the Bylaws for interest on delinquent Assessments. Any Special Assessment owing by an Owner to the Association or the City for such work shall be secured by a lien on such Owner's Lot as provided in Section 3.8 of this Declaration.

Section 6.4 Maintenance of Improvements. Each Lot Owner (a) shall maintain the exterior of all buildings, fences, walls and other improvements on his Lot in good condition and repair; (b) shall replace worn and rotten parts; (c) shall regularly repaint all painted surfaces; (d) shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas or other exterior portions of the improvements to deteriorate; and (e) use a material or color to make an alteration to the exterior of the improvement that is not authorized by the restrictive covenants or otherwise expressly approved by the Committee.

Section 6.5 Mortgages. It is expressly provided that the breach of any of the foregoing provisions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value, as to the same premises or any part thereof encumbered by such mortgage or deed of trust, but said provisions shall be binding as to Lots acquired by foreclosure, trustee's sale or otherwise, but only as to any breach occurring after such acquisition of title.

Section 6.6 Term. This Declaration and the covenants and restrictions contained herein shall run with and bind the land and shall remain in full force and effect for a term of 30 years after the date of this Declaration. Thereafter, this Declaration and the covenants and

restrictions contained herein shall be extended automatically for successive periods of ten years unless amended as provided herein. This Declaration may be terminated only by an amendment effected under paragraph (b) of Section 6.12 which expressly provides for such termination.

Section 6.7 Severability. If any condition, covenant or restriction herein contained shall be invalid, which invalidity shall not be presumed until the same is determined by the judgment or order of a court of competent jurisdiction, such invalidity shall in no way affect any other condition, covenant or restriction, each of which shall remain in full force and effect.

Section 6.8 Binding Effect. Each of the conditions, covenants, restrictions and agreements herein contained is made for the mutual benefit of, and is binding upon, each and every person acquiring any part of the Property, it being understood that such conditions, covenants, restrictions and agreements are not for the benefit of the owner of any land except land in the Property other than as specifically provided herein. This instrument, when executed, shall be filed of record in the appropriate records of Tarrant County so that every owner or purchaser of any portion of the Property is on notice of the conditions, covenants, restrictions and agreements herein contained.

Section 6.9 Enforcement. Declarant, the Association and the fee owner of any Lot on the Property shall have the right to have each and all of the foregoing covenants, conditions and restrictions herein faithfully carried out and performed with reference to each and every Lot, together with the right to bring any suit or undertake any legal process that may be proper to enforce the performance thereof. It is the intention hereby to attach to each Lot, without reference to when it was sold, the right to have such covenants, conditions and restrictions strictly complied with, such right to exist with the owner of each Lot and to apply to all other Lots whether owned by the Declarant, its successors and assigns, or others. Failure by any owner, Declarant or the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 6.10 Other Authorities. If other authorities, such as the City of Bedford or Tarrant County, impose more demanding, expensive or restrictive requirements than those set forth herein, the requirements of such authorities shall be complied with. Other authorities' imposition of lesser requirements than those set forth herein shall not supersede or diminish the requirements herein.

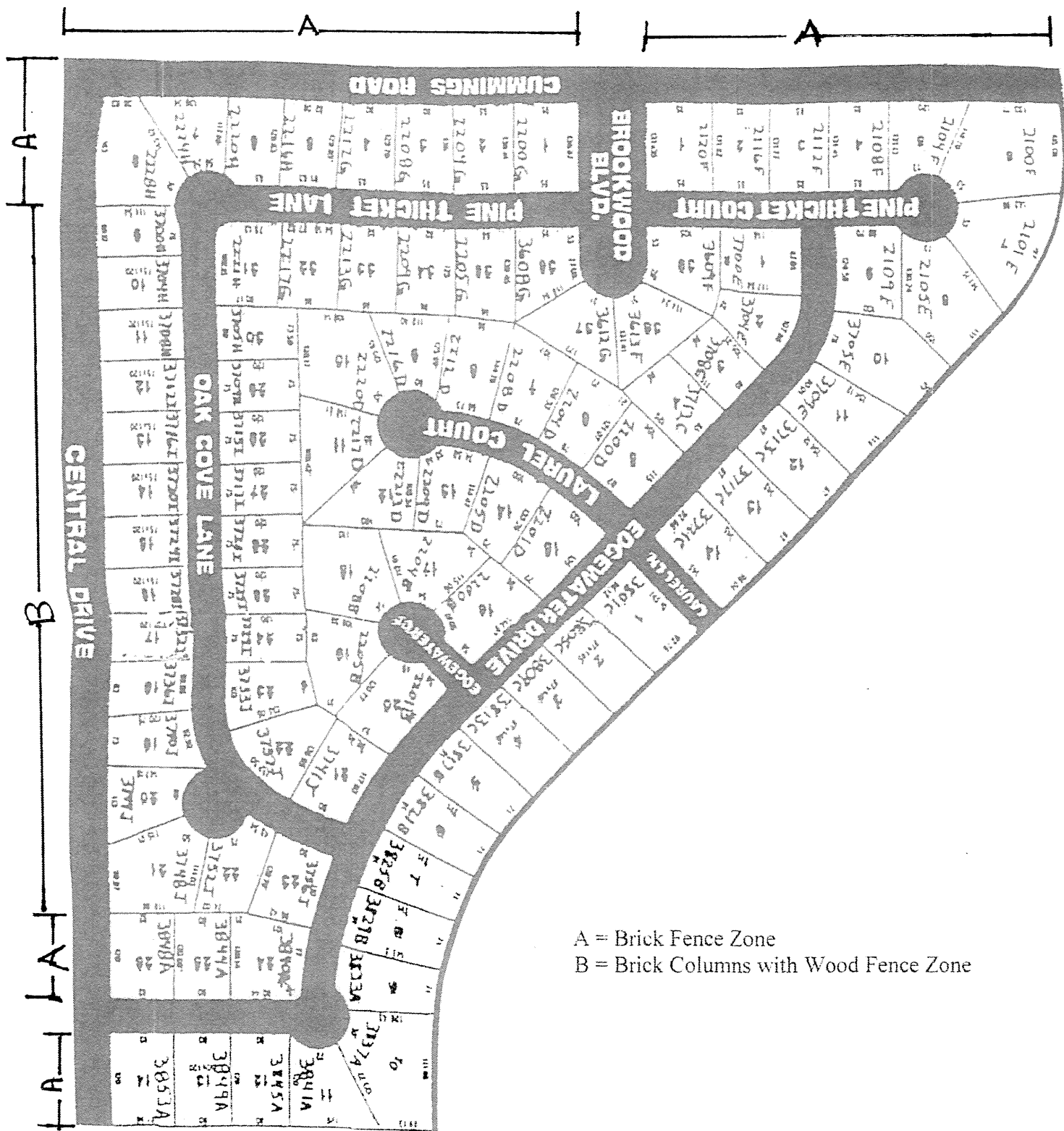
Section 6.11 Addresses. Any notices or correspondence to an owner of a lot shall be addressed to the street address of the Lot. Any notice or plan submission to the Committee shall be made to the Association's mailing address

Section 6.12 Amendment. This Declaration may be amended as follows:

- (a) At any time, the Owners of the legal title to a majority of the Lots (as reflected by the Tarrant County Real Property records) may amend the covenants, conditions and restrictions set forth herein by signing, acknowledging and recording an instrument containing such amendment(s).

- (b) Any amendment affecting or modifying any right or obligation of the City of Bedford, whether affected by Section 6.12(a) above, or by the proposed termination of this Declaration, shall require prior written consent of the City.

EXHIBIT B



A = Brick Fence Zone
B = Brick Columns with Wood Fence Zone

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

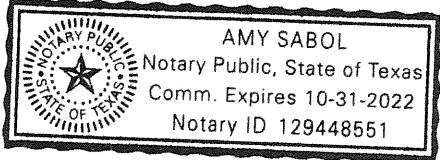
Daphne Hertel *Daphne Hertel*

LEGAL DESCRIPTION: Lot: 26 Block: 11

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 20 day of October, 2021, by
Daphne Hertel *Daphne Hertel*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 20 day of October, 2021.



Amy Sabol
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Charles Remke *Charles Remke*

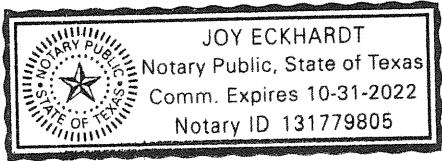
Peggy Remke

LEGAL DESCRIPTION: Lot: 22 Block: 11

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this 12 day of Oct, 2021, by
Charles Remke *Charles Remke*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 12 day of Oct, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Peggy Remke

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

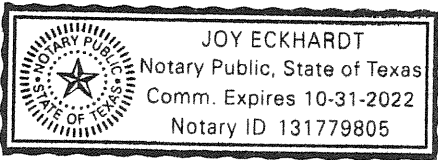
Stacey Hyytiainen *Stacey Hyytiainen*

LEGAL DESCRIPTION: Lot: 24 Block: 10

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 11 day of Oct, 2021, by
Stacey Hyytiainen *Stacey Hyytiainen*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 11 day of Oct, 2021.



Joy Eckhardt

Notary Public State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

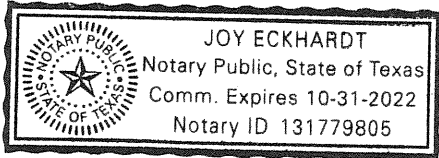
Brian Garrett Brian Garrett

LEGAL DESCRIPTION: Lot: 8 Block: 11

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 11 day of Oct, 2021, by
Brian Garrett Brian Garrett

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 11 day of Oct, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

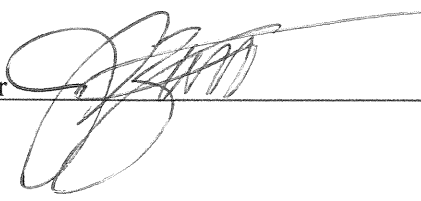
This instrument was acknowledged before me on this ___ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ___ day of _____, 2021.

Notary Public - State of Texas

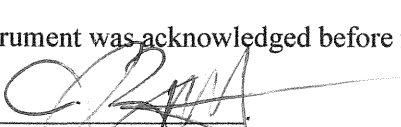
Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

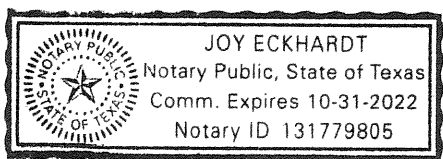
James Bannister 

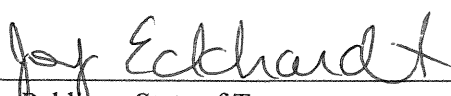
LEGAL DESCRIPTION: Lot: 22 Block: 10

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 11 day of Oct, 2021, by
James Bannister 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 11 day of Oct, 2021.




Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

Tom Wilder Tom Wilder

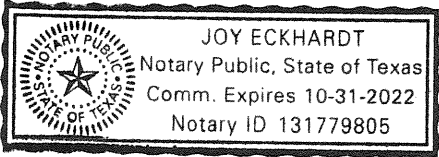
Charlene Wilder

LEGAL DESCRIPTION: Lot: 3 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 5th day of Oct, 2021, by Tom Wilder Tom Wilder

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 5th day of Oct, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ___ day of _____, 2021, by Charlene Wilder

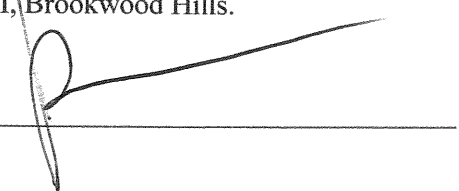
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ___ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

Coby Dillard



LEGAL DESCRIPTION:

Lot: 9

Block: 9

STATE OF TEXAS

§

ACKNOWLEDGEMENT

COUNTY OF TARRANT

§

This instrument was acknowledged before me on this 4th day of Oct, 2021, by Coby Dillard.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 4th day of Oct, 2021.

Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS

§

ACKNOWLEDGEMENT

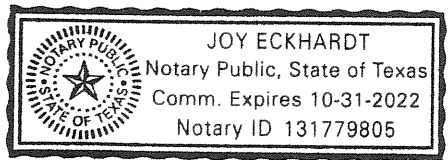
COUNTY OF TARRANT

§

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

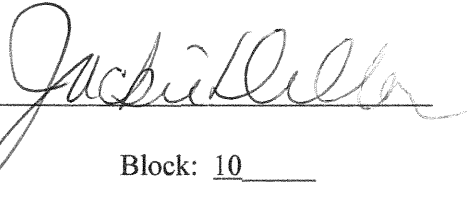


Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Gerry Dillon

Jackie Dillon



LEGAL DESCRIPTION:

Lot: 18

Block: 10

STATE OF TEXAS

§

ACKNOWLEDGEMENT

COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on this 4th day of Oct, 2021, by

Gerry Dillon

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this _____ day of _____, 2021.

Notary Public - State of Texas

STATE OF TEXAS

§

ACKNOWLEDGEMENT

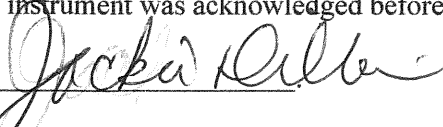
COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on this 4th day of Oct, 2021, by

Jackie Dillon

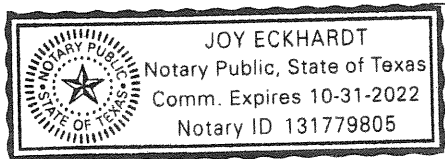


SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this 4th day of Oct, 2021.



Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Vaughn Kankey *Vaughn Kankey*

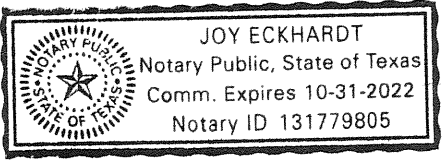
Tauna Kankey

LEGAL DESCRIPTION: Lot: 23 Block: 11

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 4th day of Oct, 2021, by
Vaughn Kankey *Vaughn Kankey*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 4th day of Oct, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Tauna Kankey

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Keith Sather

Lorraine Sather *Lorraine Sather*

LEGAL DESCRIPTION: Lot: 7 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT §
§ ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 4 day of Oct, 2021, by Keith Sather.

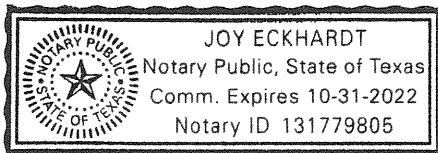
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 4 day of Oct, 2021.

Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §
§ ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by Lorraine Sather *Lorraine Sather*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 4th day of Oct., 2021.

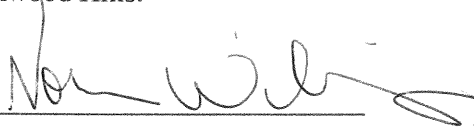


Joy Eckhardt
Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Norma Williams



LEGAL DESCRIPTION:

Lot: 14

Block: 8

STATE OF TEXAS

§

ACKNOWLEDGEMENT

§

COUNTY OF TARRANT

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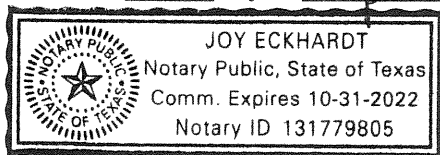
This instrument was acknowledged before me on this 28 day of Sept, 2021, by

Norma Williams



SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this 28 day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS

§

ACKNOWLEDGEMENT

§

COUNTY OF TARRANT

§

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Scott Jenkins Scott Jenkins

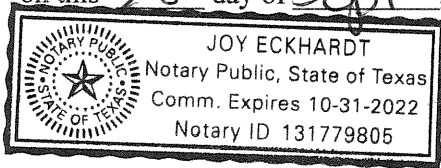
LEGAL DESCRIPTION: Lot: 10 Block: 8

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 28 day of Sept, 2021, by
Scott Jenkins

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this 28 day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Constance Foster

Constance Foster

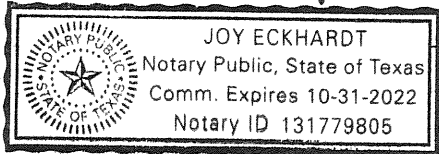
LEGAL DESCRIPTION: Lot: 13 Block: 9

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 24th day of Sept., 2021, by

Constance Foster
Constance Foster

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 24th day of Sept., 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by

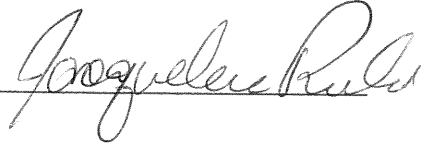
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Jacqueline Piland



LEGAL DESCRIPTION:

Lot: 1

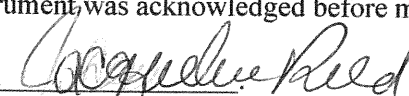
Block: 9

STATE OF TEXAS

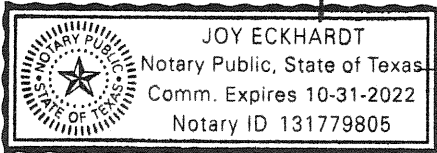
§
§
§

ACKNOWLEDGEMENT

COUNTY OF TARRANT

This instrument was acknowledged before me on this 23rd day of Sept., 2021, by
Jacqueline Piland 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 23rd day of Sept., 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS

§
§
§

ACKNOWLEDGEMENT

COUNTY OF TARRANT

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

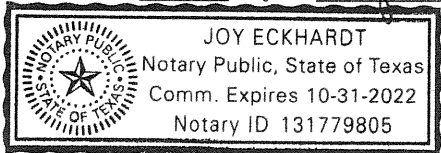
Stephen Holcomb *Stephen Holcomb*

LEGAL DESCRIPTION: Lot: 8 Block: 9

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 23rd day of Sept, 2021, by Stephen Holcomb *Stephen Holcomb*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 23rd day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

John Hathaway *John Hathaway*

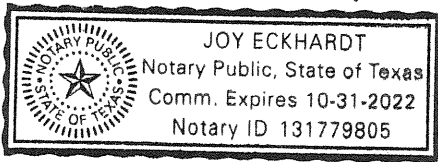
Lynda Hathaway

LEGAL DESCRIPTION: Lot: 1 Block: 8

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 23rd day of Sept., 2021, by John Hathaway *John Hathaway*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 23rd day of Sept., 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by Lynda Hathaway

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

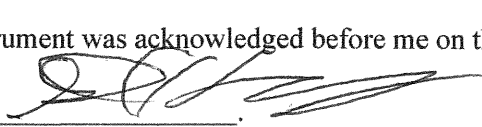
SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Steven Henning 

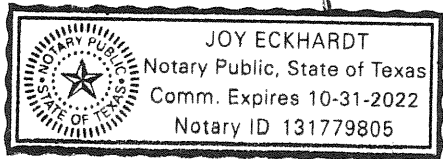
Louanna Henning

LEGAL DESCRIPTION: Lot: 39 Block: 10

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 7th day of Sept, 2021, by
Steven Henning 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 7th day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Louanna Henning

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Oscar Barr *Oscar Barr*

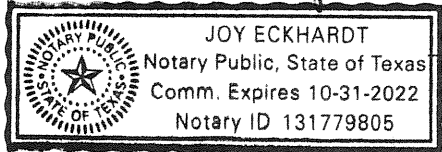
Linda Barr

LEGAL DESCRIPTION: Lot: 8 Block: 8

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 7th day of Sept., 2021, by
Oscar Barr

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 7th day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Linda Barr

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

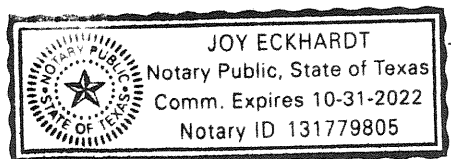
Randall Adams *Randall Adams*

LEGAL DESCRIPTION: Lot: 12 Block: 8

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 7th day of Sept, 2021, by
Randall Adams *Randall Adams*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 7th day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

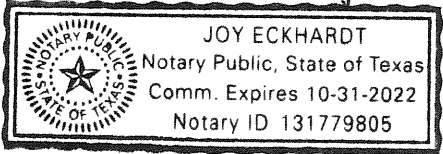
SIGNATURE AND PRINTED NAME OF LOT OWNER(S): Victor Hegemann *Victor Hegemann*

LEGAL DESCRIPTION: Lot: 19 Block: 11

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 7th day of Sept, 2021, by Victor Hegemann *Victor Hegemann*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 7th day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

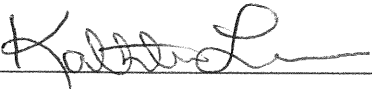
This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas


Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

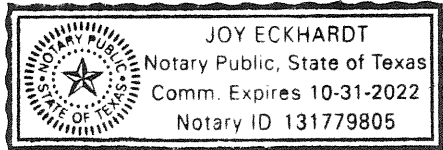
Kathleen Levine 


LEGAL DESCRIPTION: Lot: 25 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT §
ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this 7th day of Sept., 2021, by
Kathleen Levine 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 7th day of Sept, 2021.




Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §
ACKNOWLEDGEMENT §

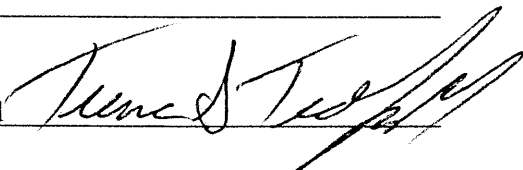
This instrument was acknowledged before me on this ____ day of _____, 2021, by
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Mark Tedford

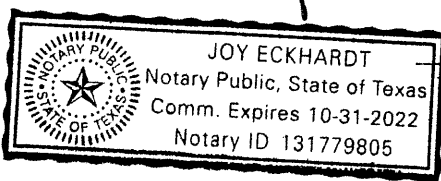
Teena Tedford 

LEGAL DESCRIPTION: Lot: 14 Block: 11

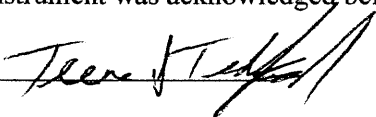
STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 7th day of _____, 2021, by Mark Tedford

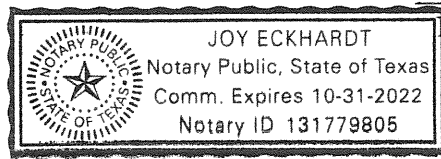
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 7th day of September 2021.

 Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §


This instrument was acknowledged before me on this 7th day of September, 2021, by Teena Tedford 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 7th day of Sept, 2021.

 Joy Eckhardt
Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

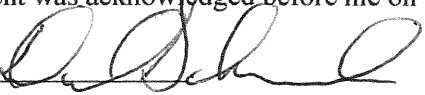
SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

David Schnaiderman 

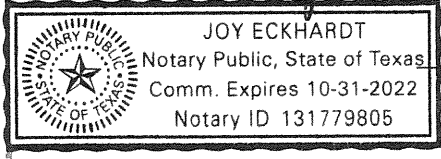
Donna Schnaiderman

LEGAL DESCRIPTION: Lot: 2 Block: 8

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 1st day of Sept, 2021, by David Schnaiderman 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 1st day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by Donna Schnaiderman

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Trace McDonald

Gina McDonald *Gina McDonald*

LEGAL DESCRIPTION: Lot: 12 Block: 11

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Trace McDonald

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

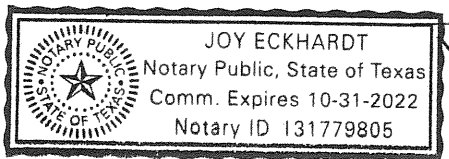
STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Gina McDonald *Gina McDonald*

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 7th day of Sept, 2021.

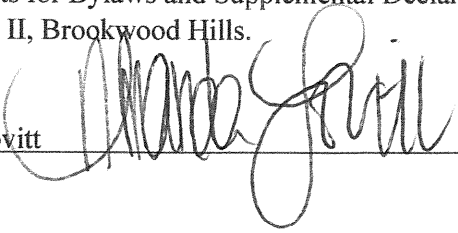
Joy Eckhardt

Notary Public - State of Texas



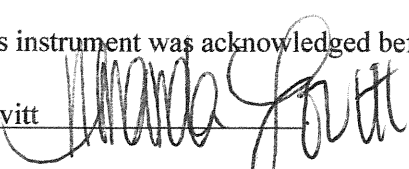
Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

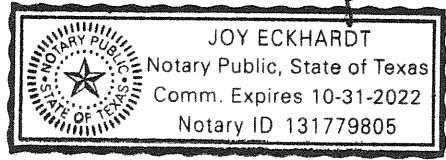
Amanda Lovitt 
Adam Lovitt

LEGAL DESCRIPTION: Lot: 4 Block: 9

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 7 day of Sept, 2021, by
Amanda Lovitt 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 7th day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Adam Lovitt

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

William Graves

Ann Graves



LEGAL DESCRIPTION:

Lot: 7

Block: 8

STATE OF TEXAS §
COUNTY OF TARRANT §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
William Graves.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

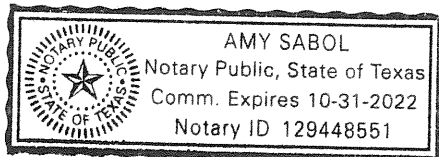
STATE OF TEXAS §
COUNTY OF TARRANT §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by
Ann Graves.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21st day of August, 2021.

Amy Sabol
Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Steven Lloyd 


Kelley Lloyd

LEGAL DESCRIPTION: Lot: 7 Block: 9

STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Steven Lloyd.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.



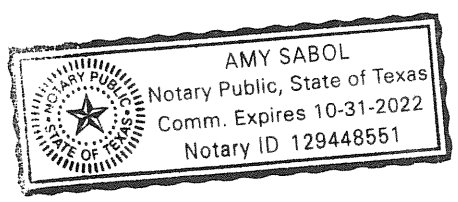
Notary Public - State of Texas

STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Kelley Lloyd.

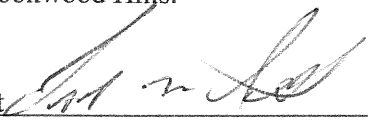
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

David McDermott 


Annette McDermott

LEGAL DESCRIPTION: Lot: 17 Block: 11

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by
David McDermott

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

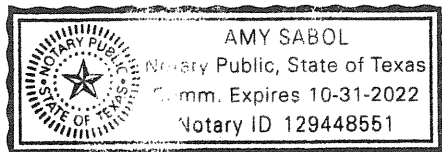

Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Annette McDermott

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

Peggy Moss *Peggy Moss*

Jason Moss

LEGAL DESCRIPTION: Lot: 21 Block: 11

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this 21 day of August, 2021, by Peggy Moss.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

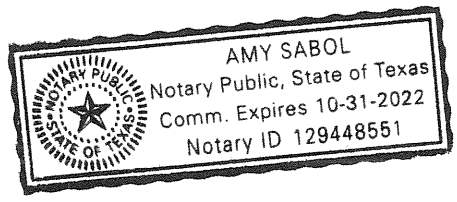
Amy Sabol
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this ___ day of _____, 2021, by Jason Moss.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ___ day of _____, 2021.

Amy Sabol
Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Bruce Patton

Debra Patton *Debra Patton*

LEGAL DESCRIPTION: Lot: 9 Block: 8

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Bruce Patton.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this _____ day of _____, 2021.

Notary Public - State of Texas

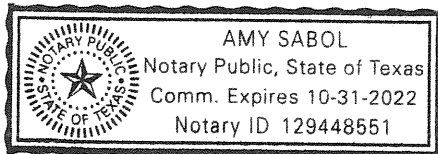
STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Debra Patton.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

Bill Reily [Signature]

Jacqueline Reily _____

LEGAL DESCRIPTION: Lot: 2 Block: 9

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by Bill Reily.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

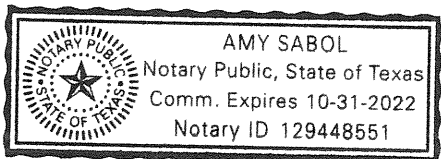
[Signature]
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this _____ day of _____, 2021, by Jacqueline Reily.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this _____ day of _____, 2021.

[Signature]
Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S): Marlene Round *Marlene Round*

LEGAL DESCRIPTION: Lot: 38 Block: 10

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by Marlene Round.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas

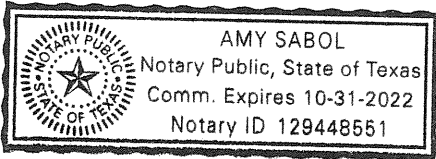
STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas

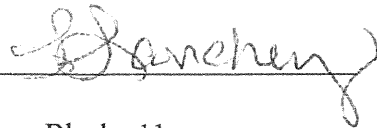


Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Jaime Sanchez

Shylene Sanchez



LEGAL DESCRIPTION:

Lot: 13

Block: 11

STATE OF TEXAS

§

ACKNOWLEDGEMENT

§

COUNTY OF TARRANT

§

This instrument was acknowledged before me on this _____ day of _____, 2021, by

Jaime Sanchez

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this _____ day of _____, 2021.

Notary Public - State of Texas

STATE OF TEXAS

§

ACKNOWLEDGEMENT

§

COUNTY OF TARRANT

§

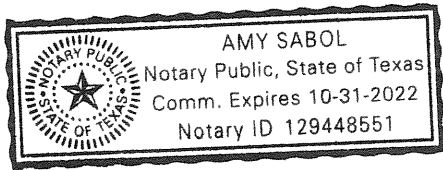
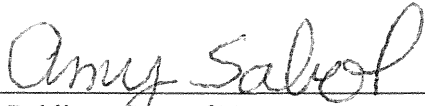
This instrument was acknowledged before me on this 21 day of August, 2021, by

Shylene Sanchez

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this 21 day of August, 2021.

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Steffan Schmidt

Kristina Schmidt



LEGAL DESCRIPTION: Lot: 12 Block: 9

STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Steffan Schmidt

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

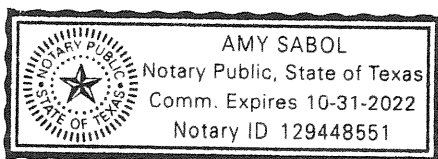
STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Kristina Schmidt

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas

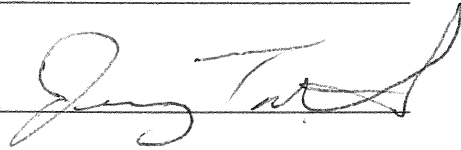


Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Jimmy Tatarevich

Jenny Tatarevich



LEGAL DESCRIPTION:

Lot: 11 Block: 11

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Jimmy Tatarevich

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Amy Sabol AS
Notary Public - State of Texas

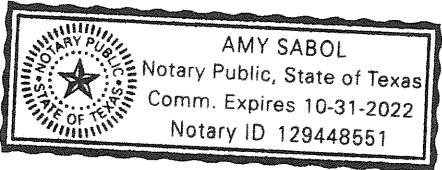
STATE OF TEXAS §
 §
COUNTY OF TARRANT §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by
Jenny Tatarevich

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol
Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Brian Tompkins 

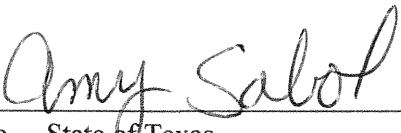
Jennifer Tompkins

LEGAL DESCRIPTION: Lot: 10 Block: 10

STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Brian Tompkins.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.



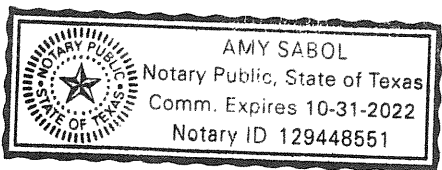
Notary Public - State of Texas

STATE OF TEXAS §
 § ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Jennifer Tompkins.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Ron Young

Linda Young *Linda A Young*

LEGAL DESCRIPTION:

Lot: 19

Block: 10

STATE OF TEXAS

§

ACKNOWLEDGEMENT

COUNTY OF TARRANT

§

This instrument was acknowledged before me on this ____ day of _____, 2021, by

Ron Young

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this ____ day of _____, 2021.

Notary Public - State of Texas

STATE OF TEXAS

§

ACKNOWLEDGEMENT

COUNTY OF TARRANT

§

This instrument was acknowledged before me on this 21 day of August, 2021, by

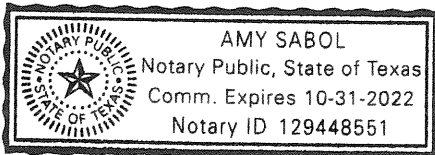
Linda Young

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this 21 day of August, 2021.


Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

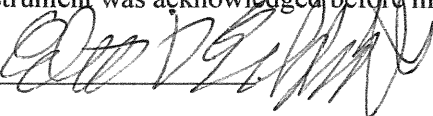
SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Elston Eckhardt 

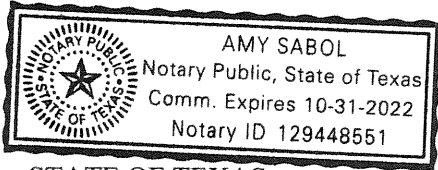
Joy Eckhardt

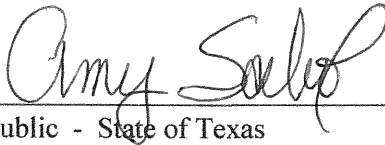
LEGAL DESCRIPTION: Lot: 4 Block: 8

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 7 day of September, 2021, by
Elston Eckhardt 

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 7 day of September, 2021.




Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Joy Eckhardt

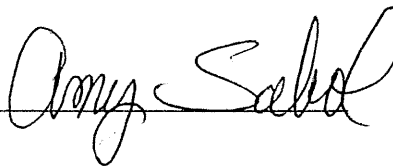
SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Amy Sabol



LEGAL DESCRIPTION:

Lot: 34

Block: 10

STATE OF TEXAS

§

ACKNOWLEDGEMENT

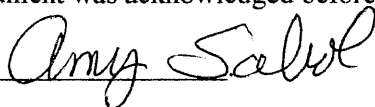
§

COUNTY OF TARRANT

§

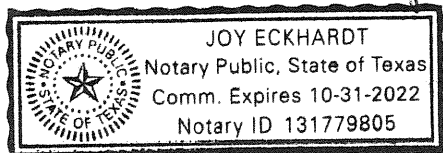
This instrument was acknowledged before me on this 7 day of September, 2021, by

Amy Sabol



SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this 7 day of Sept, 2021.



Joy Eckhardt
Notary Public - State of Texas

STATE OF TEXAS

§

ACKNOWLEDGEMENT

§

COUNTY OF TARRANT

§

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office

on this ____ day of _____, 2021.

Notary Public - State of Texas

Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Daniel Allie _____

Charlotte Allie *Charlotte Allie*

LEGAL DESCRIPTION: Lot: 3 Block: 9

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by Daniel Allie _____.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

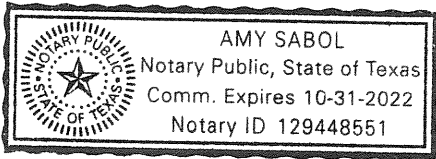
STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this 21 day of August, 2021, by Charlotte Allie _____.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Thomas Baudhuin

Jenevi Baudhuin *Jenevi Baudhuin*

LEGAL DESCRIPTION:

Lot: 5 Block: 8

STATE OF TEXAS §
COUNTY OF TARRANT §

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Thomas Baudhuin.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

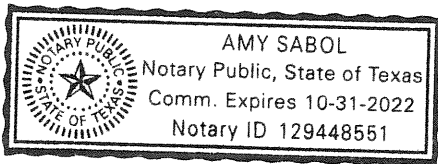
ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by
Jenevi Baudhuin.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Emily Burk *Emily Burk*

LEGAL DESCRIPTION: Lot: 30 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by
Emily Burk.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas

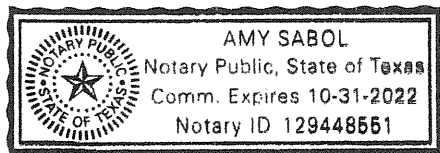
STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21st day of August, 2021.

Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

Ross Burgess Ross Burgess

Delores Burgess

LEGAL DESCRIPTION: Lot: 10 Block: 9

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by Ross Burgess.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

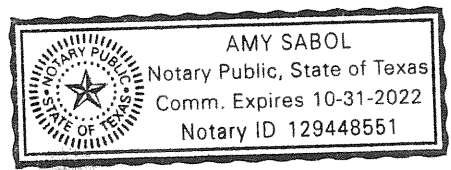
Amy Sabol
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by Delores Burgess.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Amy Sabol
Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Jim Cline

Adelle Cline *Adelle Cline*

LEGAL DESCRIPTION: Lot: 37 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 7 day of _____, 2021, by Jim Cline.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this _____ day of _____, 2021.

Notary Public - State of Texas

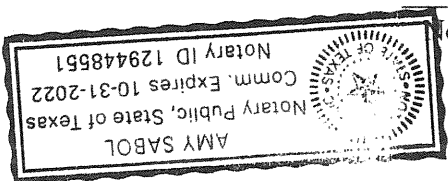
STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by Adelle Cline.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Neva Davis Wright *Neva Davis Wright*

LEGAL DESCRIPTION: Lot: 2 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by
Neva Davis Wright

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol

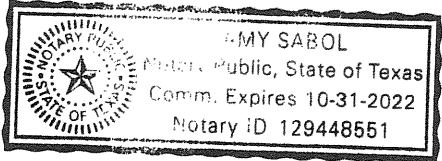
Notary Public - State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Paul Durapau *Paul Durapau*

Kathleen Durapau

LEGAL DESCRIPTION: Lot: 1 Block: 10

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Paul Durapau.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

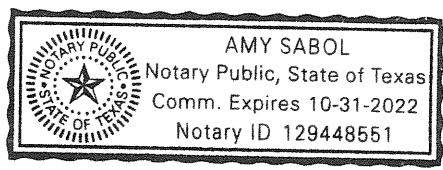
Amy Sabol
Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Kathleen Durapau.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

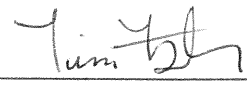
Amy Sabol
Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED NAME OF LOT OWNER(S):

Christina Fisher 

Tim Fisher 

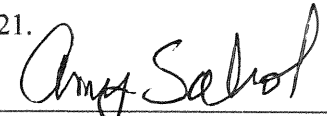
LEGAL DESCRIPTION: Lot: 28 Block: 10

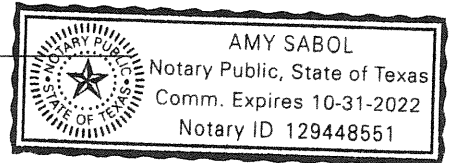
STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this 21 day of August, 2021, by Christina Fisher.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

Sabol
2209 Pine Thicket Ln.
Bedford, Tx 76021



Notary Public - State of Texas

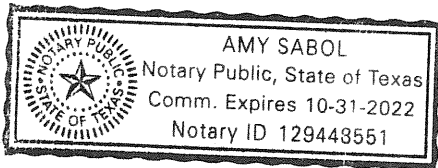


STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT §

This instrument was acknowledged before me on this 21 day of August, 2021, by Tim Fisher.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.


Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED

NAME OF LOT OWNER(S): Scott Frech

Cheryl Frech *Cheryl Frech*

LEGAL DESCRIPTION: Lot: 35 Block: 10

STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this ____ day of _____, 2021, by Scott Frech.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this ____ day of _____, 2021.

Notary Public - State of Texas

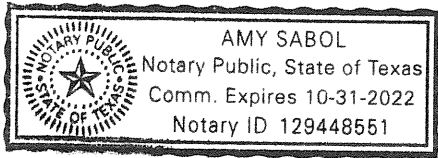
STATE OF TEXAS §
COUNTY OF TARRANT § ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 21 day of August, 2021, by Cheryl Frech.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas



Owner(s) Signature Page With Acknowledgements for Bylaws and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills.

SIGNATURE AND PRINTED
NAME OF LOT OWNER(S):

Samuel Gautsche

Anne Gautsche *Anne Gautsche*

LEGAL DESCRIPTION: Lot: 11 Block: 9

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this ____ day of _____, 2021, by
Samuel Gautsche.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this ____ day of _____, 2021.

Notary Public - State of Texas

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 21 day of August, 2021, by
Anne Gautsche.

SWORN TO AND SUBSCRIBED before me, under my official hand and seal of office
on this 21 day of August, 2021.

Amy Sabol

Notary Public - State of Texas

