

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 854

ERecordings-RP

DECLARATION

Recorded On: January 03, 2025 01:44 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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

**File Information:**

Document Number: 854  
Receipt Number: 20250103000439  
Recorded Date/Time: January 03, 2025 01:44 PM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**JANUARY 2025 SUPPLEMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR THE  
SINGLE FAMILY RESIDENTIAL AREA OF CASTLE HILLS  
DENTON COUNTY, TEXAS  
(WITH CONSENT)**

"This document filed for record by Republic Title of Texas, Inc. as an accommodation only. It has not been examined as to its execution or as to its effect upon the title. No liability is assumed hereby."

This Supplemental Residential Declaration ("Supplemental Residential Declaration") is made by Bright Realty, LLC, a Texas limited liability company (hereinafter referred to as "Declarant") with respect to real property to be added to the Declaration of Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, as recorded in Volume 4078, Page 1041 inclusive of the Real Property Records of Denton County, Texas, as amended to date (collectively, the "Residential Declaration").

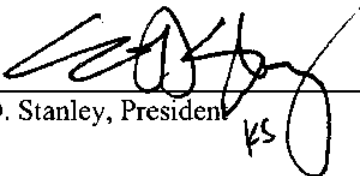
The undersigned is now "Declarant" under the Residential Declaration.

Pursuant to Section 2.2 of the Residential Declaration, the real property described in Exhibit "A" attached hereto (the "Property") is hereby annexed and subject to the Residential Declaration and is subject to the jurisdiction of the "Residential Association" as defined in the Residential Declaration.

The Property referenced in this Supplemental Residential Declaration shall be considered Townhome Lots, as defined in the Residential Declaration, and is subject to the provisions of Section 9.8 of the Residential Declaration.

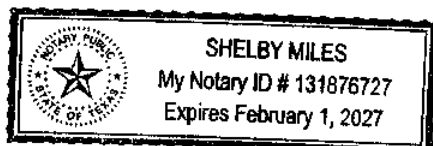
Effective as of January 1, 2025.

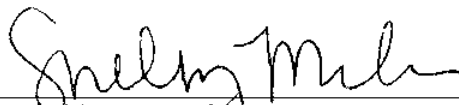
DECLARANT:  
Bright Realty, LLC  
a Texas limited liability company

By:   
Eric D. Stanley, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument is acknowledged before me this 3 day of January, 2025 by Eric D. Stanley, President of Bright Realty, LLC, a Texas limited liability company, on behalf of said limited liability company.



  
Notary Public, State of Texas

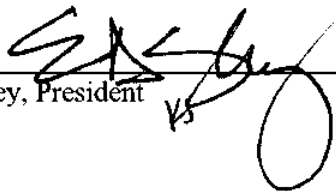
## CONSENT OF OWNER

BR Cottages I, LLC, a Texas limited liability company, being the owner of the Property, hereby approves of and consents to the filing of this Supplemental Residential Declaration in the real property records of Denton County, Texas, which provides for the annexation of the Property to the terms and conditions of the Residential Declaration and subjects the Property to the jurisdiction of the "Residential Association" as defined in the Residential Declaration.

Effective as of January 1, 2025.

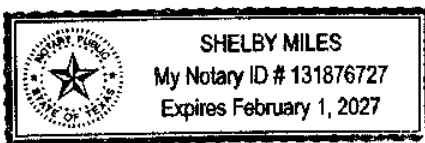
OWNER:  
BR COTTAGES I, LLC  
a Texas limited liability company

By: BRECO RES MF Manager, LLC  
a Texas limited liability company, its Manager

By:   
Eric D. Stanley, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument is acknowledged before me this 3 day of January, 2025 by Eric D. Stanley, President of BRECO RES MF Manager, LLC, a Texas limited liability company, the Manager of BR COTTAGES I, LLC, a Texas limited liability company, on behalf of said limited liability company.



  
Notary Public, State of Texas

After recording return to:  
Bright Realty, LLC  
4400 State Highway 121, Suite 900  
Lewisville, Texas 75056

## Exhibit A – Property Description

Being Lots 1-17, 19-22, and 24-32, in Block A, Lots 2-10, and 12-23, in Block B, Lots 1-9, in Block C, Lots 1-12, in Block D of CASTLE HILLS – REALM WEST ADDITION, PHASE 1, an Addition to the extra-territorial jurisdiction of the City of Lewisville, Denton County, Texas, according to the Amended Plat thereof recorded in Volume 2018, Page 300, of the Plat Records, Denton County, Texas.