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Cross-reference to Clerk's Doc. #
200406003365
Comal County, Texas records.

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
THE HILLS AT MOUNTAIN SPRINGS RANCH**

THIS SUPPLEMENTAL DECLARATION is made this 22nd day of November, 2005, by Bluegreen Southwest One, L.P., a Delaware limited partnership (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant prepared and filed of record that certain Declaration of Covenants, Conditions and Restrictions for The Hills at Mountain Springs Ranch under Clerk's Doc. 200406003365 in the Official Public Records of Comal County, Texas (herein referred to as the "Declaration"); and

WHEREAS, pursuant to the terms of Article 7 of the Declaration, the Declarant may submit certain additional property described on Exhibit "B" of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant is the owner of the real property described on Exhibit "A" attached hereto ("Additional Property"); and

WHEREAS, the Additional Property is a portion of that property described on Exhibit "B" to the Declaration; and

WHEREAS, the Declarant desires to submit the Additional Property to the terms of the Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby subjects the real property described on Exhibit "A" hereof to the provisions of the Declaration and this Supplemental Declaration, which shall apply to such property in addition to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration, both of which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title and assigns. The provisions of this Supplemental Declaration shall be binding upon in accordance with the terms of the Declaration.

ARTICLE 1

Definitions

The definitions set forth in Article 1 of the Declaration are hereby incorporated by reference, unless said terms are otherwise defined herein.

ARTICLE 2

Neighborhood Designation

The Additional Property shall be designated as a Neighborhood which shall be known as "The Hills at Mountain Springs Ranch".

ARTICLE 3

Use Restrictions

In addition to the Use Restrictions set forth in Article 10 of the Declaration, the following shall apply to The Hills at Mountain Springs Ranch:

3.1 Lot Construction. No Lot shall contain more than one dwelling. The dwelling contained on the Lot shall meet the following standards:

All dwellings must have no less than twenty-seven hundred (2700) square feet of living area, excluding porches and garages. One and one-half (1 ½) and two (2) story houses must have no less than eighteen hundred (1800) square feet of living area, excluding porches and garages, on the ground floor. All improvements, including but not limited to the dwelling, must be constructed using new construction material and must be comprised of one hundred percent (100%) masonry, excluding windows, eaves and doors.

Lots consisting of two (2) acres or less shall have no more than two (2) buildings, with the dwelling being considered as one building. A detached garage, barn, workshop, etc., shall each be considered as a separate building for purposes of this paragraph. No guesthouse or servant's quarters shall be built on Lots consisting of two (2) acres or less. A Lot consisting of more than two (2) acres may have a maximum of three (3) buildings, including the dwelling, located on it. Said Lots may have a guesthouse/servant's quarters so long as such guesthouse/servant's quarters: (i) contains a minimum of five hundred (500), and no more than one thousand (1000), square feet, and (ii) is built during or after completion of construction of the dwelling. Improvements on all Lots must be built on a concrete slab or on a pier foundation, constructed with concrete and rebar, with the masonry (in the percentages required above) and roofs matching the masonry and roof of the dwelling. The term "masonry" shall not include "hardiplank" material. Aluminum, asbestos, plywood, concrete block, or vinyl or metal siding are not permitted. All shingle roofs must have a minimum thirty (30) year life. Detached garages, workshops and barns must be erected, altered or placed on the property, either

during or after construction of the dwelling and shall be no larger than forty percent (40%) of the main dwelling (excluding all attached guest/servant's houses), based on square footage of living area. Workshops, barns and detached garages may be the same height as the dwelling, but no taller. All dwellings must have a garage, whether detached or attached, and such garage must hold a minimum of two (2) cars and a maximum of four (4) cars, must have finished interiors (sheet rocked, taped/floated and painted) and must face away from all roadways. No carports shall be allowed. Porticos may be allowed by the Architectural Control Committee or appropriate architectural control reviewing body on a case-by-case basis. Construction of all dwellings and other improvements commenced on any Lot shall be completed as to exterior finish and appearance within one (1) year from the date of commencement.

3.2 Driveways. Driveways must be surfaced with either concrete, exposed aggregate, brick pavers, asphalt, two (2) course chip and seal, or a combination thereof. Driveways must be surfaced upon completion of construction of the dwelling unit.

3.3 Landscaping. All homes must be landscaped. (See Design Guidelines for details.)

3.4 Animal Husbandry. No livestock or poultry of any kind may be kept on any Lot, except that animals being raised for 4-H or FFA school sponsored programs, excluding pigs or hogs, may be raised, bred or kept on a Lot. Notwithstanding anything herein to the contrary, on a single or adjoining Lots owned by the same owner with a combined total of three (3) or more acres, a maximum of one (1) horse for every one and one-half (1 1/2) full acres contained in the Lot may be kept, as long as the keeping of said horse(s) does not become a nuisance or threat to other Owners as determined in the sole discretion of the Board; furthermore, on adjoining Lots owned by the same Owner with a combined total of fifteen (15) or more acres, a maximum of one (1) cow for every five (5) full acres contained in said adjoining Lots may be kept, as long as the keeping of said cow(s) does not become a nuisance or threat to other Owners as determined in the sole discretion of the Board. All such horses, cows and/or 4-H or FFA animals being raised by individual Owners must be kept in a fenced area on the Owner's Lot. Dogs must be kept in a kennel, dog run, or fenced area that confines said dog(s) to that area. Dogs will not be permitted to run loose and must be vaccinated for rabies according to Texas law.

ARTICLE 4

Amendment to Supplemental Declaration

4.1 By Declarant. This Supplemental Declaration may be unilaterally amended by the Declarant in accordance with Section 15.2(a) of the Declaration.

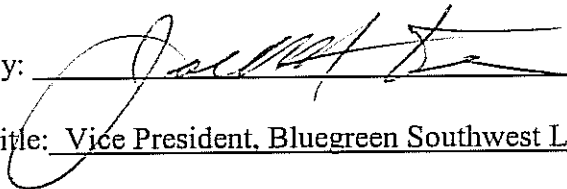
4.2 By Members. In addition to the requirements of Section 15.2(b) of the Declaration with respect to amendment by Members, any amendment to this Supplemental Declaration shall also require the written consent or affirmative vote, or any combination thereof, of Members holding at least sixty-seven percent (67%) of the total Class "A" votes allocated to the Lots subject to this Supplemental Declaration.

ARTICLE 5
Declaration

Except as specifically amended hereby, the Declaration and all terms thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration the day and year first above written.

DECLARANT: BLUEGREEN SOUTHWEST ONE, L.P.
a Delaware limited partnership
by BLUEGREEN SOUTHWEST LAND,
INC., a Delaware Corporation.

By: 
Title: Vice President, Bluegreen Southwest Land, Inc.

STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on the 22nd day of November, 2005, by Jack Dean, Vice President of Bluegreen Southwest Land, Inc., a Delaware corporation, the general partner of Bluegreen Southwest One, L.P., a Delaware limited partnership, on behalf of said corporation.

Patricia Dyer Shirley
Notary Public, State of Texas

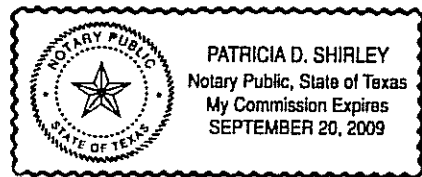


EXHIBIT "A"

Additional Property

ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey made by Protech Engineering Group, dated September 29, 2005, a copy of which plat was recorded on November 17, 2005, in the real property records of Comal County, Texas in Book Volume 15, Page(s) 368-373, and to which plat reference is hereby made for a more particular description of said land

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Pages 4
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Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$28.00

