

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
MARK D. GROBMYER, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TX 78701
EMAIL: RBURTON@WINSTEAD.COM
MGROBMYER@WINSTEAD.COM



MIDLINE
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[Sec 5]
Harris County, Texas

Declarant: BC-SB BAYBROOK JV LLC, a Delaware limited liability company

Cross-reference to: (i) Midline Master Covenant [Residential], recorded as Document No. RP-2025-383896, Official Public Records of Harris County, Texas, as amended from time to time; (ii) Midline Development Area Declaration [Residential], recorded as Document No. RP-2025-397221, Official Public Records of Harris County, Texas, as amended from time to time; and (iii) Midline Community Enhancement Covenant [Residential], recorded as Document No. RP-2025-384010, Official Public Records of Harris County, Texas, as amended from time to time.

RP-2025-443919

MIDLINE

NOTICE OF APPLICABILITY
[RESIDENTIAL]
[SEC 5]

This Notice of Applicability [Residential] is made and executed by **BC-SB BAYBROOK JV LLC**, a Delaware limited liability company (“Declarant”), and is as follows:

1. **Applicability of Master Covenant.** This Notice of Applicability is filed with respect to Lots 1 through 8, Block 1 Midline, Sec 5, a subdivision located in Harris County, Texas, according to the map or plat recorded as Document No. RP-2025-376148, Official Public Records of Harris County, Texas (collectively, the “**Development Area**”). Pursuant to that certain Midline Master Covenant [Residential], recorded as Document No. RP-2025-383896, Official Public Records of Harris County, Texas (the “**Master Covenant**”), Declarant served notice that portions of the property described on Exhibit “A” to the Master Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Covenant.

2. **Applicability of Development Area Declaration.** Pursuant to the Master Covenant and that certain Midline Development Area Declaration [Residential], recorded as Document No. RP-2025-397221, Official Public Records of Harris County, Texas (the “**Development Area Declaration**”), Declarant served notice that portions of the property described on Exhibit “A” to the Master Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of certain Development Area Declarations. Pursuant to this Notice of Applicability, the Development Area is subject to the terms and provisions of the Development Area Declaration.

3. **Applicability of Community Enhancement Covenant.** Pursuant to the Master Covenant and that certain Midline Community Enhancement Covenant [Residential], recorded as Document No. RP-2025-384010, Official Public Records of Harris County, Texas (the “**Community Enhancement Covenant**”), Declarant served notice that portions of the property described on Exhibit “A” to the Community Enhancement Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Community Enhancement Covenant. Pursuant to this Notice of Applicability, the Development Area is subject to the terms and provisions of the Community Enhancement Covenant.

4. **Development Area.** The Development Area described and identified in Paragraph 1 hereinabove will constitute one of the Development Areas which is permitted, contemplated and defined under the Master Covenant.

5. **Property Incorporated Into Development.** The provisions of the Master Covenant, the Development Area Declaration, and the Community Enhancement Covenant shall apply to the Development Area. The Development Area is hereby included within and made a part of the Development, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Covenant and the Development Area Declaration.

6. **Minimum Square Footage.** Notwithstanding anything contained in the Master Covenant or the Development Area Declaration to the contrary, unless otherwise approved in writing by the Midline Reviewer, the minimum square footage for each residence within the Development Area, exclusive of open or screened porches, terraces, patios, decks, driveways, and garages, will be in conformance with the amount described on the table below:

	SEC 5
Minimum Square Footage	1,500 sq. ft.

7. **Miscellaneous.** This notice constitutes a Notice of Applicability under *Section 9.5* of the Master Covenant and *Section 4.1* of the Development Area Declaration. This notice, to the extent required, shall be considered an amendment to the Master Covenant. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Covenant.

EXECUTED to be effective as of the 1st day of November, 2025.

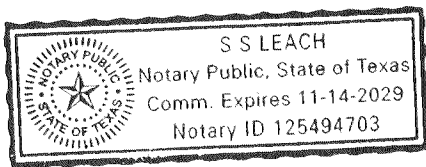
DECLARANT:

BC-SB BAYBROOK JV LLC,
a Delaware limited liability company

By: [Signature]
Printed Name: Matthew McCafferty
Title: Authorized Signatory

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 7th day of November, 2025, by Matthew McCafferty, Authorized Signatory of BC-SB BAYBROOK JV LLC, a Delaware limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

RP-2025-443919

RP-2025-443919
Pages 4
11/07/2025 11:58 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-443919