For: ________________________________  Subdivision Plat #: _______________________

THE STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared
____________________________________ who, being duly sworn by me, deposes and says:

(1) That my name is ________________________________ and that I am
________________________ of __________________________________ the entity that owns the
real property described below, hereinafter referred to as the “Property”.

(2) That the property is identified by the following legal description (which should match the plat
filing):
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

(3) That ___________________________ is the “Declarant” of the Property and declares that the
Property shall be held, sold and conveyed subject to restrictions, covenants, and conditions which shall
be deemed to be covenants with the land and imposed to benefit and burden each lot and other portion of
the Property in order to maintain within the Property a planned community of high standards. Such
covenants will be binding on all parties having heirs, personal representatives, successors, and assigns,
and shall inure to the benefit of each owner thereof.

January 2016
(4) That the Declarant and every Owner of a lot by virtue of ownership of such lots shall be a member of the ________________________________ Homeowner Association hereinafter referred to as the “Association”.

(5) That the Association shall establish a maintenance fund and shall use the proceeds of such funds in providing for normal, recurring maintenance charges for the common areas/facilities for the use and benefit of all members of the Association. The Association shall, in addition, establish and maintain an adequate reserve fund for periodic maintenance, repair and replacement of improvements to the common maintenance areas/facilities. The fund shall be established and maintained out of regular annual assessments.

(6) That Declarant hereby assigns its right of ingress and egress across and over the property to the City of San Antonio for purposes of conducting official City business; which may include removal of obstructions during emergency situations in which case the City shall not be held liable for its repair, replacement, or any future maintenance.

For: ________________________________

By: ________________________________

______________________________

______________________________

LANDOWNER – APPLICANT
THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared _______________________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this ______ day of ____________________, 20____.

____________________________________
NOTARY PUBLIC

____________________________________
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: __________

Upon Recordation, Please Return to:

____________________________________

____________________________________

____________________________________