



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
Winstead, PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701  
Email: rburton@winstead.com

**VALLEY RANCH**  
**NOTICE OF APPLICABILITY**  
**[RESIDENTIAL]**  
**[UNIT 3A]**

**DECLARANT:**        **CONTINENTAL HOMES OF TEXAS, L.P.,** a Texas limited partnership

Cross-reference to (i) **Amended and Restated Valley Ranch Master Covenant**, recorded as Document No. 20170028837 in the Official Public Records of Bexar County, Texas, as amended; and (ii) **Valley Ranch Development Area Declaration [Residential]**, recorded as Document No. 20170030904 in the Official Public Records of Bexar County, Texas, as amended

**VALLEY RANCH**  
**NOTICE OF APPLICABILITY OF MASTER COVENANT AND DEVELOPMENT AREA**  
**DECLARATION [RESIDENTIAL]**  
**[UNIT 3A]**

This Notice of Applicability of Master Covenant and Development Area Declaration [Residential] is made and executed by **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership ("**Declarant**") and is as follows:

1. **Applicability of Master Covenant.** This Notice of Applicability is filed with respect to Lots 1 through 32 and 61 through 73, Block 160; Lots 1 through 12 and 19 through 31, Block 161; and Lots 1 through 18, Block 162; Valley Ranch - Unit 3A, Enclave, according to the map or plat recorded in Volume 9724, Pages 114 through 121 in the Deed and Plat Records of Bexar County, Texas (collectively, the "**Development Area**"). Declarant is the owner of the Development Area. Pursuant to that certain Amended and Restated Valley Ranch Master Covenant, recorded as Document No. 20170028837 in the Official Public Records of Bexar County, Texas (the "**Covenant**"), Declarant served notice that portions of the property described on Exhibit "A" to the Covenant, upon the filing 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 Covenant.

2. **Applicability of Development Area Declaration.** Pursuant to that certain Covenant and the Valley Ranch Development Area Declaration [Residential] recorded as Document No. 20170030904 in the Official Public Records of Bexar County, Texas (the "**Development Area Declaration**"), Declarant served notice that portions of the property described on Exhibit "A" to the Covenant, upon the filing 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. **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 Covenant.

4. **Property Incorporated Into Development.** The provisions of the 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 Covenant and the Development Area Declaration.

VALLEY RANCH  
NOTICE OF APPLICABILITY [RESIDENTIAL]  
[UNIT 3A]

5. **Miscellaneous.** This notice constitutes a notice of applicability under *Section 9.5* of the Covenant and *Section 4.01* of the Development Area Declaration. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Covenant.

EXECUTED to be effective as of the 12th day of December, 2017.

**DECLARANT:**

**CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership

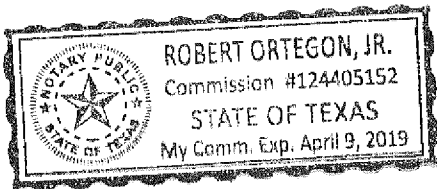
By: CHTEX of Texas, Inc., a Delaware corporation, its General Partner

By: *James Kyle*  
Printed Name: James Kyle  
Title: Vice President

THE STATE OF TEXAS    §  
  §  
COUNTY OF Brewer   §

This instrument was acknowledged before me this 12 day of December, 2017, by James Kyle, Vice President of CHTEX of Texas, Inc., a Delaware corporation, General Partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and partnership.

(SEAL)



*Robert Ortega, Jr.*  
Notary Public Signature

Doc# 20170244219  
# Pages 4  
12/13/2017 10:42AM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
12/13/2017 10:42AM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*