



AFTER RECORDING RETURN TO:

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VALLEY RANCH

[UNIT-3A, ENCLAVE]

NOTICE OF DESIGNATION OF SPECIAL COMMON AREA

Cross reference to (i) Valley Ranch Amended and Restated Master Covenant, recorded as Document No. 20170028837 in the Official Public Records of Bexar County, Texas, as amended; (ii) Valley Ranch Development Area Declaration [Residential], recorded as Document No. 20170030904 in the Official Public Records of Bexar County, Texas, as amended; and (iii) Valley Ranch Notice of Applicability of Master Covenant and Development Area Declaration [Residential] [Unit-3A, Enclave], recorded as Document No. 20170244219, in the Official Public Records of Bexar County, Texas.

VALLEY RANCH
NOTICE OF DESIGNATION OF SPECIAL COMMON AREA
[UNIT-3A, ENCLAVE]

This Notice of Designation of Special Common Area is made and executed by **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership, the current "**Declarant**" under that certain Valley Ranch Amended and Restated Master Covenant, recorded as Document No. 20170028837 in the Official Public Records of Bexar County, Texas, as amended (the "**Master Covenant**"), and is as follows:

1. **Designation of Special Common Area.** Pursuant to the Master Covenant, Declarant served notice that Declarant may, from time to time, designate any interest in real property or improvements as "**Special Common Area**" (as defined in the Master Covenant) which benefits one or more, but less than all of the Lots, Owners or Development Areas. The property listed on Exhibit "A" is hereby designated as Special Common Area.

2. **Special Common Area.** The Special Common Area is hereby assigned and designated for the benefit of each Lot made subject, from time to time, to the terms and provisions of that certain Valley Ranch Notice of Applicability of Master Covenant and Development Area Declaration [Residential] [Unit-3A, Enclave], recorded as Document No. 20170244219, Official Public Records of Bexar County, Texas (the "**Benefited Lots**"). The Benefited Lots are subject to the levy of Special Common Area Assessments pursuant to *Section 5.5* of the Master Covenant for the estimated expenses to be incurred by the Association to maintain, repair, and manage the Special Common Area assigned herein. Declarant reserves the right, pursuant to the Master Covenant, to add additional Lots to the Benefited Lots.

3. **Miscellaneous.** This notice constitutes a notice of designation of special common area under the Master Covenant. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Covenant.

[SIGNATURE PAGE FOLLOWS]

DECLARANT:

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

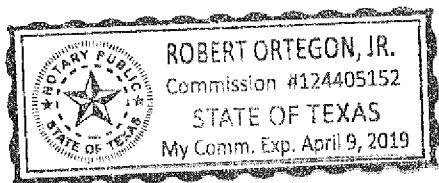
By: CHTEX of Texas, Inc., a Delaware corporation, its General Partner

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

EXHIBIT "A"

DESCRIPTION OF SPECIAL COMMON AREA

Lots 901, 902, and 999, Block 160, in Valley Ranch Unit-3A, Enclave, located in Bexar County, Texas, according to the map or plat recorded in Volume 9724, Pages 114 through 121 in the Deed and Plat Records of Bexar County, Texas.

VALLEY RANCH
NOTICE OF DESIGNATION OF SPECIAL COMMON AREA
UNIT-3A, ENCLAVE

Doc# 20170244594
Pages 5
12/13/2017 3:25PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

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 3:25PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff