



AFTER RECORDING RETURN TO:

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BALCONES CREEK

NOTICE OF APPLICABILITY OF MASTER COVENANT AND DEVELOPMENT AREA DECLARATION [ADDING UNIT 1B]

Declarant: LHM BALCONES CREEK DEVELOPMENT, INC., a Texas corporation

Cross reference to (i) Balcones Creek Master Covenant, recorded as Document No. 20130055903 in the Official Public Records of Bexar County, Texas; (ii) Balcones Creek Development Area Declaration [Unit 1A – Estate Lots] recorded under Document No. 20130060572, Official Public Records of Bexar County, Texas; and (iii) Design Guidelines of Balcones Creek [Estate Lots] recorded under Document No. 20130061631, Official Public Records of Bexar County, Texas.

**NOTICE OF APPLICABILITY OF BALCONES CREEK MASTER COVENANT,
DEVELOPMENT AREA DECLARATION AND DESIGN GUIDELINES
BALCONES CREEK
[UNIT 1B]**

This Notice of Applicability of Balcones Creek Master Covenant, Development Area Declaration and Design Guidelines – Balcones Creek [Unit 1B] is made and executed by LHM BALCONES CREEK DEVELOPMENT, INC., a Texas corporation ("Declarant") and is as follows:

1. **Applicability of Master Covenant.** This Notice of Applicability is filed with respect to Lots 6 through 16, and 66 through 70, Block 1, Lots 2 through 12, Block 3, Unit 1B, Enclave, Plat No. 130379, a subdivision located in Bexar County, Texas, according to the map or plat recorded in Document No. 20140182693, in the Official Public Records of Bexar County, Texas (the "Development Area"). Pursuant to that certain Balcones Creek Master Covenant, recorded as Document No. 20130055903 in the Official Public Records of Bexar County (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. **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.

3. **Designation of Neighborhood.** Pursuant to Section 3.02 of the Covenant, the Development Area shall be within Neighborhood 1B, and subject to all terms and provisions of the Covenant which relate to Neighborhoods so designated within the Development.

4. **Applicability of Development Area Declaration.** This Notice is also filed in connection with that certain Balcones Creek Development Area Declaration [Unit 1A] recorded under Document No. 20130060572, Official Public Records of Bexar County, Texas (the "Development Area Declaration"). Pursuant to *Section 9.05* of the Master Covenant, Declarant served notice that Declarant may, at any time and from time to time, add additional land to property encumbered by the Development Area Declaration. Upon the filing of a notice of applicability (which notice may be contained within any notice of applicability filed pursuant to *Section 9.05* of the Master Covenant), such land shall be subject to the terms, covenants, conditions, restrictions and obligations set forth in the Development Area Declaration, and the rights, privileges, duties and liabilities of the persons subject to the Development Area Declaration shall be the same with respect to such added land as with respect to the land originally covered by the Development Area Declaration. Additionally, this Notice constitutes a notice of addition of land pursuant to *Section 9.03* of the Development Area Declaration.

5. Development Area Subject to the Development Area Declaration. The Development Area is hereby made subject to the terms and provisions of the Development Area Declaration. Unless otherwise provided in this Notice, the terms and provisions of the Development Area Declaration apply to the Development Area.

6. Applicability of Estate Lots Design Guidelines. This Notice is also filed in connection with that certain Design Guidelines of Balcones Creek [Estate Lots] recorded under Document No. 20130061631, Official Public Records of Bexar County, Texas (the "Estate Lots Design Guidelines"). Pursuant to the Estate Lots Design Guidelines, Declarant served notice that the Estate Lots Design Guidelines apply to lots subject to the Development Area Declaration.

7. Development Area Subject to the Estate Lots Design Guidelines. The Development Area is hereby made subject to the terms and provisions of the Estate Lots Design Guidelines. Unless otherwise provided in this Notice, the terms and provisions of the Estate Lots Design Guidelines apply to the Development Area.

8. Miscellaneous. This notice constitutes a notice of applicability under *Section 9.05* of the Covenant. 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 28 day of October, 2014.

[SIGNATURE PAGE FOLLOWS]

DECLARANT:

LHM BALCONES CREEK DEVELOPMENT, INC., a
Texas corporation

By: Jay Hanna

Name: JAY HANNA

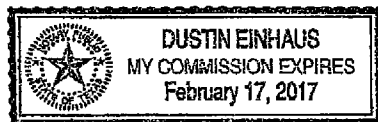
Title: PRESIDENT

THE STATE OF TEXAS
COUNTY OF Travis

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This instrument was acknowledged before me on this 28 day of October
2014, by Jay Hanna, President of LHM Balcones
Creek Development, Inc., a Texas corporation, on behalf of said corporation.

(Seal)



[Signature]
Notary Public Signature

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10/29/2014 2:12PM
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.
10/29/2014 2:12PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff