

**ANNEXATION OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
HALLIE'S COVE**

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF BEXAR §

That this ANNEXATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HALLIE'S COVE (this "**Annexation**") is made effective as of the date set forth below by HLH DEVELOPMENT, LLC, a Texas limited liability company ("**Declarant**").

WHEREAS, Declarant caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for Hallie's Cove on November 9, 2017 as Document No. 20170222223 of the Official Public Records of Real Property of Bexar County, Texas (as amended and/or supplemented, the "**Declaration**") which encumbers certain property located in Bexar County, Texas known as Hallie's Cove subdivision, as more particularly described therein;

WHEREAS, in accordance with Section 2.2 of the Declaration, the Declarant has the right to annex any property into jurisdiction of the Association and into the Declaration for fifty years following the date of execution thereof; and

WHEREAS, Declarant desires to annex that certain real property known as Hallies Cove Subdivision Unit 5 which is more particularly described in that certain "Final" Subdivision Plat Establishing Hallies Cove Subdivision Unit 5 recorded as Document No. 20200272664 of the Official Public Records of Real Property of Bexar County, Texas (the "**Annexed Property**") into the Subdivision and to subject it to the jurisdiction of the Declaration and the Association.

NOW, THEREFORE, Declarant declares that the Annexed Property is hereby annexed into the Subdivision, that it is and shall be subject to, held, sold, and conveyed subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration, and that it is subject to the jurisdiction of the Association. The provisions of the Declaration shall apply to the Annexed Property.

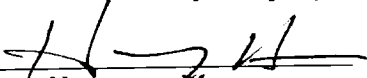
All terms used but not defined herein shall have the meanings assigned to them in the Declaration. All of the terms and provisions of this Annexation shall be binding upon the Declarant and its respective successors, assigns, heirs, or legal representatives. In the event of any conflict or inconsistency between the terms and provisions contained in this Annexation and those set forth in the Declaration, this Annexation shall control.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED as of November 12, 2020.

DECLARANT:

HLH DEVELOPMENT, LLC,
a Texas limited liability company

By: 
Harry Hausman, Manager

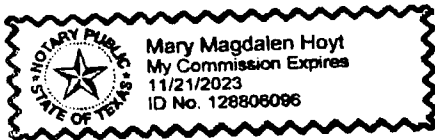
STATE OF TEXAS §

§

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority on this 12 day of November, 2020, personally appeared Harry Hausman, Manager of HLH DEVELOPMENT, LLC, a Texas limited liability company, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Mary Magdalen Hoyt
Notary Public, in and for the State of Texas



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20200274990
Recorded Date: November 12, 2020
Recorded Time: 1:02 PM
Total Pages: 3
Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/12/2020 1:02 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk