

**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 4A which is more particularly described in that certain "Final" Subdivision Plat Establishing Hallies Cove Subdivision Unit 4A recorded as Document No. 20220232867 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 September 30, 2022.

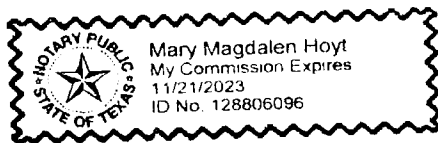
DECLARANT:

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 30 day of September, 2022, 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

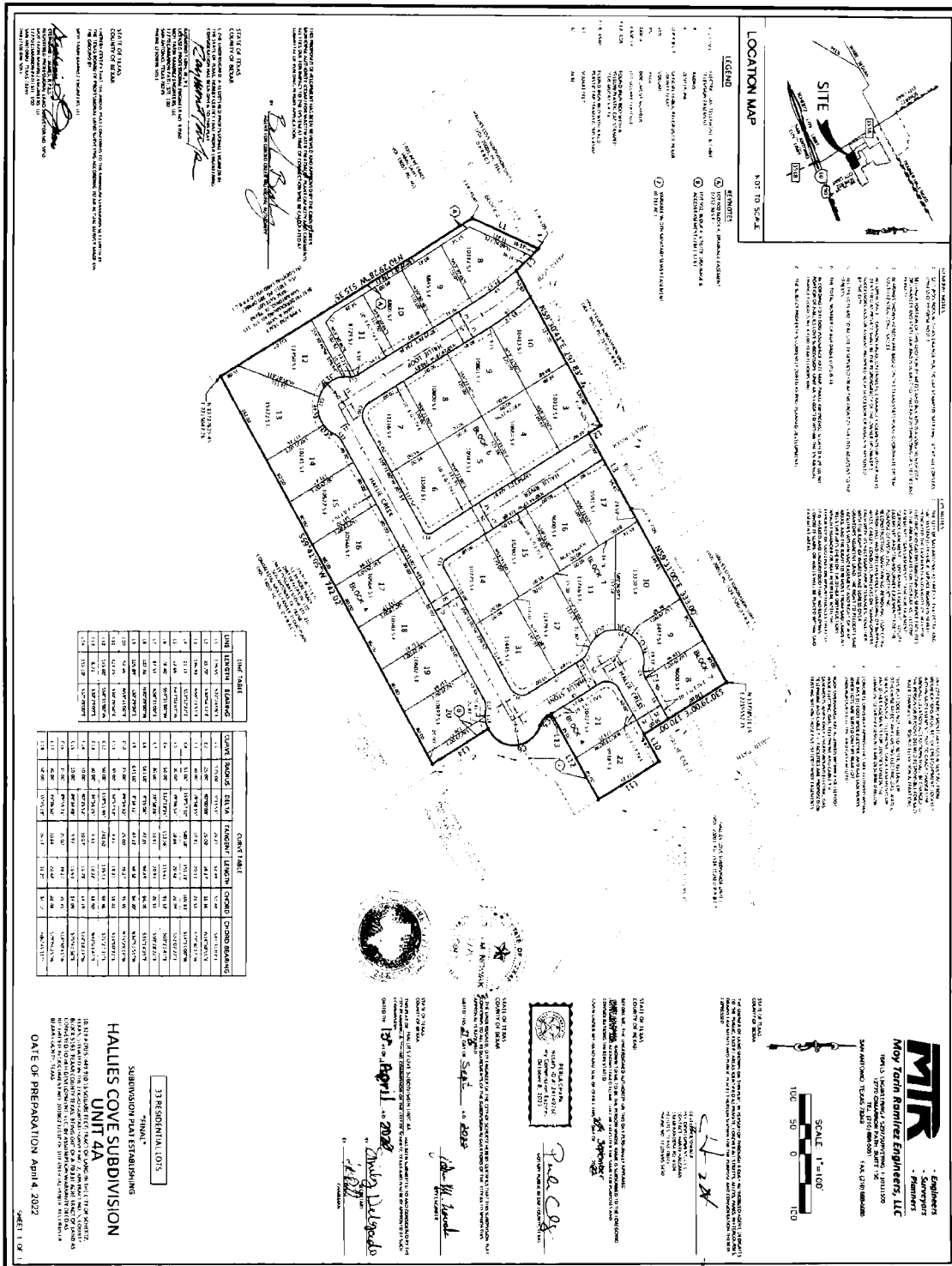


RECORDER'S MEMORANDUM
AT THE TIME OF RECORDDATION THIS
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DOC. NUMBER: 20220232867

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAMS - CLERK, COUNTY CLERK OF BEXAR COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF BEXAR COUNTY ON: 02/27/2022 1:51:45 PM
PLAT VOLUME: 20022 PAGE 2810
AMOUNT: \$92.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

Enrique Caballero



HALLIES COVE SUBDIVISION, UNIT 4A

File Information

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

Document Number: 20220236828
Recorded Date: September 30, 2022
Recorded Time: 3:44 PM
Total Pages: 4
Total Fees: \$34.00

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

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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: 9/30/2022 3:44 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk