

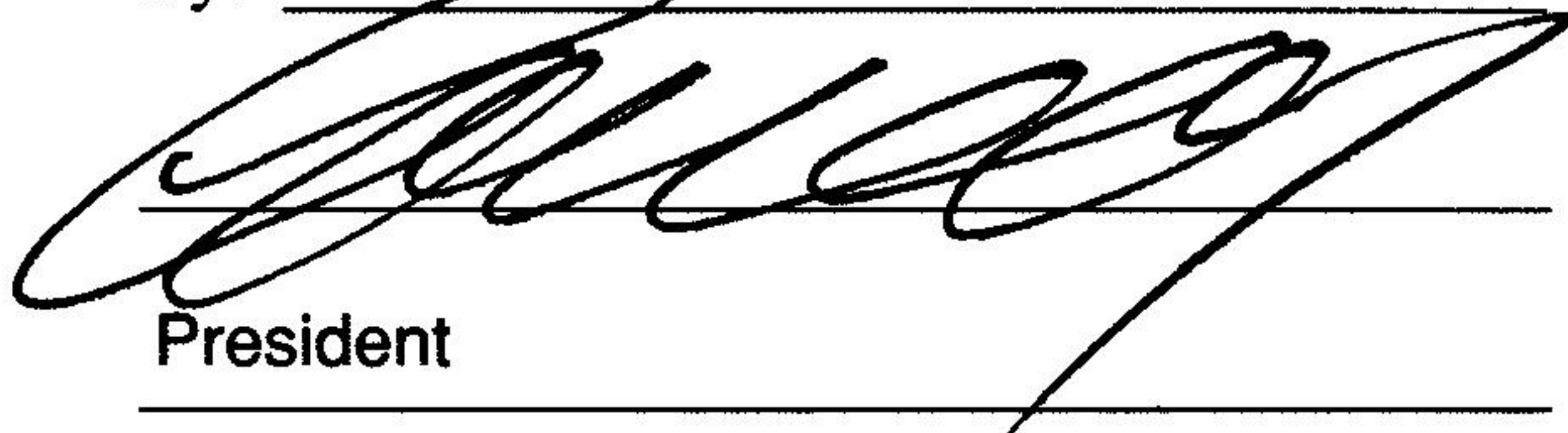
(4) That the Declarant and every Owner of a lot by virtue of ownership of such lots shall be a member of the Shavano Highlands, Unit 7 (Enclave) Homeowner Association hereinafter referred to as the "Association".

(5) That the Association shall establish a maintenance fund and shall use the proceeds of such funds in providing for normal, recurring maintenance charges for the common areas/facilities for the use and benefit of all members of the Association. The Association shall, in addition, establish and maintain an adequate reserve fund for periodic maintenance, repair and replacement of improvements to the common maintenance areas/facilities. The fund shall be established and maintained out of regular annual assessments.

(6) That Declarant hereby assigns its right of ingress and egress across and over the property to Bexar County for purposes of conducting official County business; which may include removal of obstructions during emergency situations in which case Bexar County shall not be held liable for its repair, replacement, or any future maintenance.

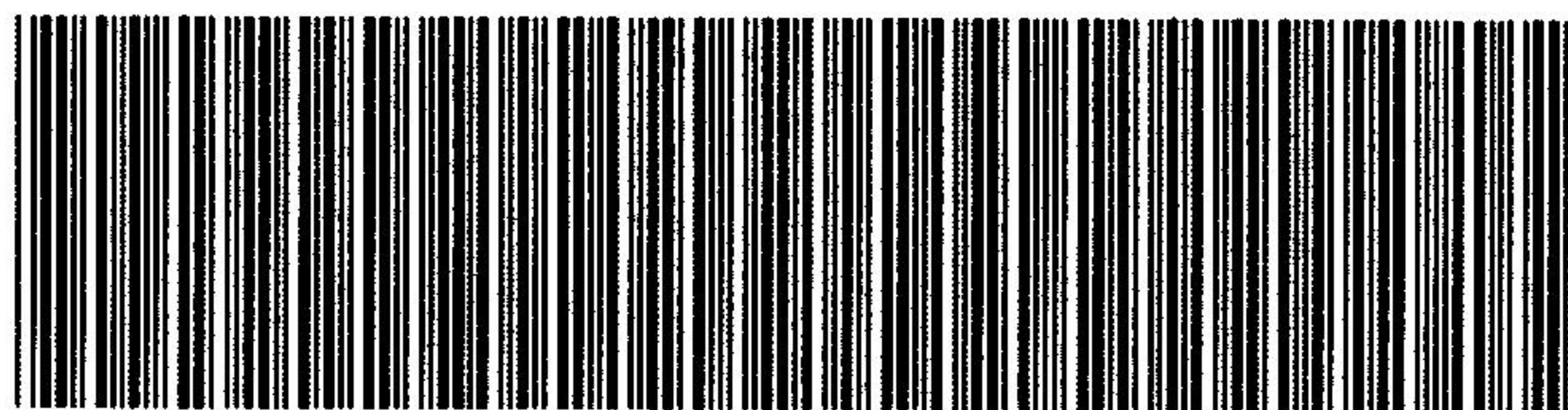
FOR: Shavano Rogers Ranch North No. 3, Ltd. Bitterblue/Rogers Water Interests, Ltd. Salado Creek Conservation Association, Inc. Rogers Shavano Ranch, Ltd.

By: Lloyd A. Denton, Jr.



President

LANDOWNER – APPLICANT



VG-40-2025-20250125836

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
7/11/2025 8:24 AM



Lucy Adame-Clark

Lucy Adame-Clark
Bexar County Clerk