

FA

STATE OF TEXAS

Doc# 20020306543

COUNTY OF BEXAR

ANNEXATION DECLARATION FOR ENCINO RIO SUBDIVISION, UNIT THREE

This Annexation Declaration is made the 15th day of April, 2002, by Pulte Homes of Texas, L.P., hereinafter sometimes referred to as "Developer" and/or "Declarant".

1. **Authority.** By virtue of the provisions of Section 2.4 of Article II of that Certain Declaration of Covenants, Conditions and Restrictions for Woodthorn, Unit 1 (the "Declaration") recorded in Volume 8668, at Pages 762-792 in the Official records of Real Property of Bexar County, Texas, to which recorded instrument reference is hereby made for all purposes, Declarant reserved the right and authority to annex additional property to the Properties described herein. Said additional property is described as all those lots in Woodthorn Subdivision, Unit Two, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9553 at Page 201 in the Official Public Records of Bexar County, Texas. Pulte Homes of Texas, L.P., is the owner of Woodthorn Subdivision, Unit Two, which subdivision was a part of the original development plan. Pulte Homes of Texas, L.P., as Declarant, in exercise of the powers of annexation as provided in Article II of the Declaration, duly executes this Annexation Declaration.
2. **Annexation.** Declarant, who is the owner in fee simple absolute of the lots above referenced, and the buildings and all other improvements constructed or installed thereon, together with all easements, rights and appurtenances belonging thereto, hereby submits said lands, buildings and improvements to the covenants, restrictions, limitations, conditions and uses set forth in said Declaration, which are hereby adopted by reference, as well as to the terms, provisions and requirements of the Articles of Incorporation and Bylaws of the Woodthorn Homeowners Association, Inc.
3. **Effective Date.** This Annexation Declaration shall be effective upon the date of its recordation in the Official Public Records of Real Property of Bexar County, Texas. Owners of Lots in the areas so annexed shall, upon such effective date, become "Owners" within the meaning of such term as set out in the Declaration, and shall be fully responsible for the annual and special assessments and charges as set out therein; and, such Owners shall be deemed to have covenanted and agreed to pay the aforesaid assessments and charges and shall become members of the Woodthorn Homeowners Association, Inc. upon acceptance of a conveyance or other transfer of title to such Lots. On such effective date of this Annexation Declaration, Woodthorn Homeowners Association, Inc. shall assume full responsibility for the maintenance of all annexed property in accordance with the terms of the Declaration.

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EXECUTED on the date first set forth above.

DECLARANT:

PULTE HOMES OF TEXAS, L.P.

By: *Bart Swider*
Bart Swider, Director of Finance

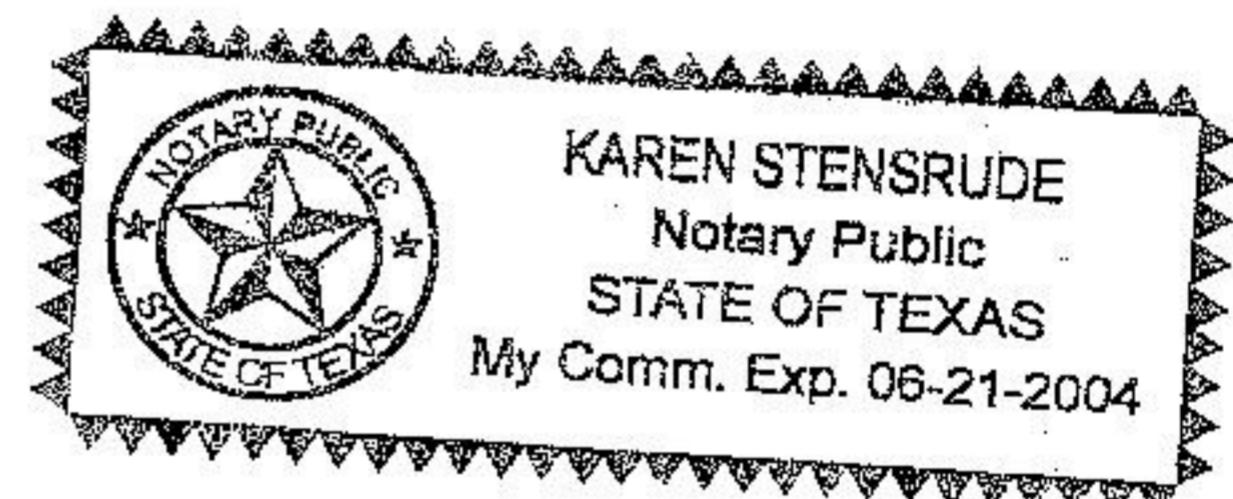
STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared BART SWIDER, Director of Finance of PULTE HOMES OF TEXAS, L.P., a Texas limited partnership, on behalf of said limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 15 day of April, 2002

Karen Stensrude
Notary Public, State of Texas



After recording, return to:

WOODTHORN HOMEOWNERS ASSOCIATION, INC.
823 Nakoma Drive East, Suite 101
San Antonio, Texas 78216

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RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

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 the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20020306543
Pages 3
04/16/2002 03:19:36 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees \$13.00

APR 16 2002



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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