

SCANNED

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STATE OF TEXAS

Doc# 20040045420

COUNTY OF BEXAR

ANNEXATION DECLARATION FOR WOODVIEW AT BULVERDE CREEK, UNIT III

This Annexation Declaration is made the 23rd day of January, 2004, 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 Woodview at Bulverde Creek, Unit 1 (the "Declaration") recorded in Book 9687, at Pages 2324-2364 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 Bulverde Ridge, Phase III in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9560 at Page 1 and 2, in the Official Public Records of Bexar County, Texas. Pulte Homes of Texas, L.P., is the owner of Bulverde Ridge, Phase III, 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 Woodview at Bulverde Creek 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 Woodview at Bulverde Creek Homeowners Association, Inc. upon acceptance of a conveyance or other transfer of title to such Lots. On such effective date of this Annexation Declaration, Woodview at Bulverde Creek 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.

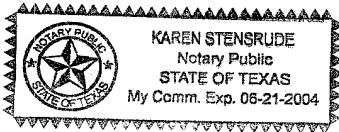
By: *Bart Swider*
Bart Swider, City President

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 *29th* day of February, 2004



Karen Stensrude
Notary Public, State of Texas

After recording, return to:

WOODVIEW AT BULVERDE CREEK HOMEOWNERS ASSOCIATION, INC.
823 Nakoma Drive East, Suite 101
San Antonio, Texas 78216

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

Doc# 20040045420
Pages 3
03/03/2004 03:52:01 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees \$18.00

MAR 03 2004



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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