

AFTER RECORDING RETURN TO:

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REDBIRD RANCH

Bexar and Medina County, Texas

NOTICE OF DESIGNATION OF COMMON AREA

Declarant: CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership

Cross Reference to Redbird Ranch Amended and Restated Master Covenant [Residential], recorded as Document No. 20230079285 in the Official Public Records of Bexar County, Texas, and as Document No. 2023003741 in the Official Public Records of Medina County, Texas.

**REDBIRD RANCH
NOTICE OF DESIGNATION OF COMMON AREA**

This Notice of Designation of Common Area (the "**Notice**") is made and executed by **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership ("**Declarant**"), in accordance with that certain Redbird Ranch Amended and Restated Master Covenant [Residential], recorded as Document No. 20230079285 in the Official Public Records of Bexar County, Texas, and as Document No. 2023003741 in the Official Public Records of Medina County, Texas (the "**Covenant**"), and is as follows:

1. Designation of Common Area. Pursuant to *Section 3.9* of the Covenant, Declarant served notice that Declarant may, from time to time, designate property as "Common Area". Pursuant to the Covenant, Declarant hereby designates the following property as Common Area:

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Holliman Parkway that are located between Potranco Road and Reeves Loop;

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Redbird Roost that are located between Potranco Road and Redbird Pass;

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Redbird Chase that are located between Potranco Road and Redbird Song;

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Reeves Loop;

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Redbird Pass that are located between Reeves Garden and Perch Meadow;

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Pool Side Loop;

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Royal Albatross that are located between Goodenough Lane and Galm Road; and

Any fences or walls on the Property that are adjacent to and facing the public right-of-way known as Goodenough Lane that are located between Hwy 211 and Galm Road (the "Association Fencing").

Upon the Recording of this Notice, the Association Fencing shall be considered Common Area for the purposes of the Covenant and the Association shall have an easement over and across the Common Area, including the Lots identified above as necessary or required to discharge the Association's obligations under the Covenant, including without limitation, the maintenance and repair of the fences located upon the Association Fencing, provided, however, that the easement rights reserved herein shall not allow for entry into any residential dwelling located on such Lots.

2. **Miscellaneous.** This Notice constitutes a notice of designation of Common Area under the Covenant. Any capitalized terms used and not otherwise defined in this Notice shall have the meanings set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 2nd day of January, 2024

DECLARANT:

CONTINENTAL HOMES OF TEXAS, L.P., a Texas
limited partnership

By: CHTEX of Texas, Inc., a Delaware corporation, its
General Partner

By: Leslie Ostrander
Printed Name: Leslie Ostrander
Title: Asst. Secretary

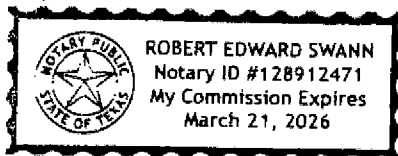
THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me this 2 day of JANUARY,
2024, by LESLIE OSTRANDER, ASST. SECRETARY of CHTEX of
Texas, Inc., a Delaware corporation, General Partner of Continental Homes of Texas, L.P., a
Texas limited partnership, on behalf of said corporation and partnership.

[Signature]
Notary Public Signature

(SEAL)



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS 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 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: 1/8/2024 11:19 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk