

AFTER RECORDING RETURN TO:

WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM



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

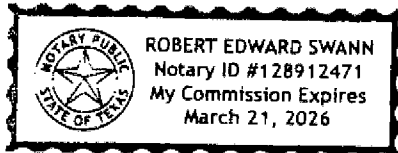
§

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)



**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2024000151

eRecording - Real Property

NOTICE

Recorded On: January 08, 2024 09:41 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

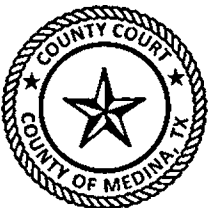
File Information:

Document Number: 2024000151
Receipt Number: 20240108000006
Recorded Date/Time: January 08, 2024 09:41 AM
User: Jaylen P
Station: cccash2

Record and Return To:

Simplifile
484 North 300 West, Suite 202

Provo UT



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

