

THE STATE OF TEXAS |
 | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HOOD |

That **TEXLAN, INC.**, d/b/a **DeCORDOVA BEND ESTATES** (hereinafter referred to as **Dedicator**), is the owner of several tracts of real property in Hood County, Texas, including the lands specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes, a map and plat of which is also attached hereto, and which plat is adopted by **Dedicator** as its plan for subdividing said tract described into the lots as shown thereon, as a part of **DeCORDOVA BEND ESTATES, UNIT XXVI**, and being:

Lots 1107-R thru 1113-R, inclusive, being a revision of Lots 1107-1113, inclusive, **DeCordova Bend Estates, Unit XVIII**, and Lots 1383 and 1384, **DeCORDOVA BEND ESTATES, UNIT XXVI**, in the **George W. Lang Survey, Abstract 328**, and **J. Dansby Survey, Abstract 150**, Hood County, Texas;

WHEREAS, **Dedicator** desires to subdivide and plat said real property and other lands, in installments, from time to time, so as to orderly develop the same with areas for single or multiple family residences, areas for condominiums, areas for recreational uses, with their allied facilities, and has caused the portion specifically described in Exhibit "A" to be subdivided and platted as **Lots 1107-R thru 1113-R, inclusive, and Lots 1383 and 1384, DeCordova Bend Estates, Unit XXVI**, as shown by the plat attached hereto; and

WHEREAS, **Dedicator** desires to create and carry out an orderly plan for development, improvement and use of all the lots in **DeCORDOVA BEND ESTATES, UNIT XXVI**, so as to provide for the preservation of the values and amenities in said development and maintenance of the facilities thereof for the benefit of the present and future owners of said lots:

NOW, THEREFORE, **TEXLAN, INC.**, d/b/a **DeCORDOVA BEND ESTATES**, declares that the property specifically described as Exhibit "A" designated as **Lots 1107-R thru 1113-R, inclusive, being a revision of Lots 1107-1113, inclusive, DeCordova Bend Estates, Unit XVIII, and Lots 1383 and 1384, DeCordova Bend Estates, Unit XXVI, in the George W. Lang Survey, Abstract**

LA VISTA DECORDOVA BEND
TOWNHOMES
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

04157

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HOOD §

That, RKW Co., Inc. being the owners and developers of that certain lot, tract or parcel of land lying and being situated in Hood County, Texas, and being described as follows:

BEGINNING at the Southwesterly corner of La Vista DeCordova Townhomes, Phase One, Units 1 thru 4, said point being South 73 deg. 44' 00" East a distance of 9.44 feet from the Southwesterly corner of Lot 1383, DeCordova Bend Estates Unit XXVI conveyed from Robert E. Church to RKW, Inc. as recorded in Volume 1029, Page 534, Real Records of Hood County, Texas, said point being also in the South line of Lot 1383;
THENCE North 16 deg. 08' 42" East a distance of 82.65 feet to a point for corner;
THENCE South 73 deg. 51' 18" East a distance of 105.27 feet to a point for corner;
THENCE South 16 deg. 08' 43" West a distance of 82.89 feet to a point in the South line of said Lot 1383 for a corner;
THENCE North 73 deg. 44' 00" West a distance of 105.26 feet with the South line of said Lot 1383 to the Place of Beginning and containing 8,713.24 square feet or 0.2000 acres more or less out of said Lot 1383.

do hereby adopt the plat recorded at Slide A-268-A, Plat Records, Hood County, Texas as our plan for subdividing the same into residential subdivision known as:

LA VISTA DE CORDOVA TOWNHOMES, Phase One (Units 1 thru 4) De Cordova Bend Estates, Unit XXVI, Hood County, Texas,

consisting of lots, utility easements and emergency access easements as shown thereon.

And Developer does by these presents, hereby establish a general plan for the improvements and development of such Subdivision and DOES HEREBY ESTABLISH the covenants, conditions, reservations and restrictions upon which and subject to which all lots and portions of such lots shall be improved or sold and conveyed by it as owner thereof. Each and every one of these covenants, conditions, reservations and restrictions is and are for the benefit of each owner of land in such Subdivision or any interest therein and shall inure to and pass with each and every parcel of such Subdivision, and shall bind the respective heirs, assigns, and personal representatives or other successors in interest of the present owner thereof. These covenants, conditions, reservations and restrictions are and each thereof is imposed upon such lots, all of which are to be construed as respective covenants running with the title to such lots and with each and every parcel thereof.

1. Residential Use. Such lots within the Subdivision, and each and every one of them are to be used for single family residential purposes only. No building or structure intended for or adapted to business, shall be erected, placed, permitted or maintained on such premises, or any part thereof. This covenant shall be construed as prohibiting the engaging in or practice of any commerce, industry, business, trade or profession on any lot, tract or parcel of land within the Subdivision.

2. Appurtenant Structures. Utility lines, all clothes lines, garbage cans, equipment, wood piles, or storage piles shall be enclosed in to conceal them from the view of neighboring lots, roads or streets. Plans for all enclosures of this nature must be approved by the Board of Directors of the LaVista DeCordova Bend Townhome Owners Association (hereinafter defined) prior to construction. All electrical service and telephone lines shall be placed underground and no outside electrical lines shall be placed overhead. Any waiver of these restrictions shall not constitute a waiver as to other lots.

LA VISTA DE CORDOVA BEND
TOWNHOMES
SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

91319

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HOOD

THAT RKW CO., INC. being the owners and developers of that certain lot, tract or parcel of land lying and being situated in Hood County, Texas, and being described as follows:

BEGINNING at the Southwesterly corner of La Vista De Cordova Townhomes, Phase One, Units 1 through 4, said point being South 73 deg. 44' 00" East a distance of 9.44 feet from the Southwesterly corner of Lot 1383, De Cordova Bend Estates Unit XXVI conveyed Robert E. Church to RKW, Inc. as recorded in Volume 1029, Page 534, Real Records of Hood County, Texas, said point being also in the South line of Lot 1383;
THENCE South 73 deg. 44' 00" East a distance of 243.66 feet to a point in the South line of Lot 1383; THENCE South 69 deg. 51' 00" East a distance of 38.12 feet in the South line of Lot 1383 to the TRUE POINT OF BEGINNING of Phase Three Units 11 through 14;
THENCE North 20 deg. 56' 27" East a distance of 79.55 feet to a point for a corner;
THENCE South 69 deg. 25' 01" East a distance of 106.63 feet to a point for corner;
THENCE South 20 deg. 56' 27" West a distance of 78.75 feet to a point in the South line of said Lot 1383 for a corner;
THENCE North 69 deg. 51' 00" West a distance of 106.63 feet in the South line of said Lot 1383 to the TRUE POINT OF BEGINNING and containing 8439.34 square feet or 0.194 Acres more or less out of said Lot 1383;

do hereby adopt the plat recorded at Slide A-280, Plat Records, Hood County, Texas as our plan for subdividing the same into residential subdivision known as:

LA VISTA DE CORDOVA TOWNHOMES, Phase Three (Units 11 through 14) De Cordova Bend Estates, Unit XXVI, Hood County, Texas,

consisting of lots, utility easements and emergency access easements as shown thereon.

AND DEVELOPER DOES BY THESE PRESENTS, hereby establish a general plan for the improvements and development of such Subdivision and DOES HEREBY ESTABLISH the covenants, conditions, reservations and restrictions upon which and subject to which all lots and portions of such lots shall be improved or sold and conveyed by it as owner thereof. Each and every one of these covenants, conditions, reservations and restrictions is and are for the benefit of each owner of land in such Subdivision or any interest therein and shall inure to and pass with each and every parcel of such Subdivision, and shall bind the respective heirs, assigns, and personal representatives or other successors in interest of the present owner thereof. These covenants, conditions, reservations and restrictions are and each thereof is imposed upon such lots, all of which are to be construed as respective covenants running with the title to such lots and with each and every parcel thereof.

The Developer therefore does hereby adopt the covenants, conditions and restrictions set out in the La Vista De Cordova Bend Townhomes Declaration of Covenants, Conditions and Restrictions dated April 25, 1985 and recorded at Volume 1095, Page 471, Real Records, Hood County, Texas, as being incorporated herein by reference and as covenants running with the land described in the platting recorded at Slide A-280, Plat Records, Hood County, Texas.

Lien holder ratification and adoption of platting and restrictions by William R. Helton is hereby expressly granted both for the foregoing and herein referenced

LA VISTA DE CORDOVA BEND TOWNHOMES
SUPPLEMENTAL DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS

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THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HOOD

11383

THAT LONE STAR HOME BUILDERS, A PARTNERSHIP COMPOSED OF A. J. MELANCON AND TOM BROYLES, being the owner and developer of that certain lot, tract or parcel of land lying and being situated in Hood County, Texas, and being described as follows:

BEING a portion of Lot 1383 of DE CORDOVA BEND ESTATES, UNIT XXVI, a subdivision in Hood County, Texas, according to the plat thereof recorded in Volume 1, Page 88 of the Plat Records of Hood County, Texas, located between Unit 4 of LA VISTA DE CORDOVA TOWNHOMES, PHASE ONE, a subdivision in Hood County, Texas, according to the plat thereof recorded in Slide A-268-A of said Plat Records and Unit 11 of LA VISTA DE CORDOVA TOWNHOMES, PHASE THREE, a subdivision in Hood County, Texas, according to the plat thereof recorded in Slide A-280-A of said Plat Records; and being described by metes and bounds as follows:

BEGINNING at an iron rod in the southerly right-of-way line of La Vista Drive for the northeast corner of said Unit 4;
THENCE, with said southerly right-of-way line, S 73 deg. 51' 18" E a distance of 87.34 feet to an iron rod for corner;
THENCE, with said southerly right-of-way line, S 69 deg. 51' E a distance of 93.74 feet to an iron rod for the northwest corner of said Unit 11;
THENCE S 20 deg. 56' 27" W a distance of 79.41 feet to an iron rod in the southerly line of said Lot 1383 for the southwest corner of said Unit 11;
THENCE, with said southerly line, N 69 deg. 51' W a distance of 35.95 feet to an iron rod for corner;
THENCE, with said southerly line, N 73 deg. 44' W a distance of 138.35 feet to an iron rod for the southeast corner of said Unit 4;
THENCE N 16 deg. 08' 43" E a distance of 82.88 feet to the POINT OF BEGINNING and containing 14514 square feet or 0.333 acres of land;

do hereby adopt the plat recorded at Slide A-312-A, Plat Records, Hood County, Texas, as our plan for subdividing the same into residential subdivision known as:

Lots 5, 6, and 7 of LA VISTA DE CORDOVA, PHASE TWO, a subdivision in Hood County, Texas, according to the plat thereof recorded in Slide A-312-A, Plat Records, Hood County, Texas;

consisting of lots, utility easements and emergency access easements as shown thereon.

AND DEVELOPER DOES BY THESE PRESENTS, hereby establish a general plan for the improvements and development of such subdivision and DOES HEREBY ESTABLISH the covenants, conditions, reservations and restrictions upon which and subject to which all lots and portions of such lots shall be improved or sold and conveyed by it as owner thereof. Each and every one of these covenants, conditions, reservations and restrictions is and are for the benefit of each owner of land in such Subdivision or any interest therein and shall inure to and pass with each and every parcel of such Subdivision, and shall bind the respective heirs, assigns, and personal representatives or other successors in interest of the present owner thereof. These covenants, conditions, reservations and restrictions are and each thereof is imposed upon such lots, all of which are to be construed as respective covenants running with the title to such lots and with each and every parcel thereof.

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Amended November 9, 1996

ARTICLE V

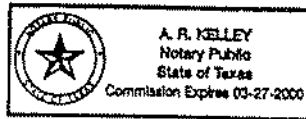
12077 OFFICERS

1. Designation: The officers of the Association shall consist of a president, one or more vice-president, a secretary, and a treasurer, all of whom shall be elected by the Board of Directors, and such assistant officers as the Board of Directors shall, from time to time elect. The president must be elected from the ranks of the Board of Directors but the other officers need not be directors. Each officer shall be either (a) an individual who is an Owner maintaining his or her property within the project, who is not renting or leasing their property to a third party in the Project; (b) if the Owner is a firm, partnership, corporation, association or other legal entity, the authorized representative of such entity maintaining his or her primary and permanent residence in the Project. Any two offices may be held by the same person, except that of the president and secretary shall not be the same person.

Ret Jo
Maureen HANSON
5124 La Vista Ct.
Granbury, Tx. 76049

G. C. Bartgis, Jr.
(G. C. Bartgis, Jr.) P.R.K.
G. C. Bartgis, Jr., President
La Vista de Cordova Townhome
Owners' Association

This instrument was acknowledged before me on the 4th day of December 1996
by G. C. Bartgis, Jr. *G. C. Bartgis, Jr.*



Notary
4th day of December, 19
A. R. Kelley P.R. Kelley
Hood County

Any provision herein which restricts the sale, rental, or use of
any described real property because of color or race is hereby
and unenforceable under federal law.
STATE OF TEXAS COUNTY OF HOOD
I hereby certify that this instrument was filed on the date and
at the time stipulated herein by me and as duly RECORDED IN
THE OFFICIAL PUBLIC RECORDS OF HOOD COUNTY,
TEXAS in the Volume and Page as shown herein.

A. J. Able
A. J. ABLES, County Clerk
Hood County, Texas

FILED FOR RECORD
AT 12:35 P.M.

DEC 16 1996

A. J. Ables
County Clerk, Hood County, Tx