

VILLA SIETE CONDOMINIUM
ASSOCIATION

ARTICLE I

NAME AND LOCATION. The name of the Association is Villa Siete Condominium Association, hereinafter referred to as the "Association." The principal office of the corporation shall be located at 3967 Angus Dr., Fort Worth, Tarrant County, Texas but meetings of members and directors may be held at such places within the State of Texas, County of Tarrant, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Villa Siete Condominium, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Enabling Declaration for Establishment of a Condominium, and such additions thereto as may hereinafter be brought within the jurisdiction of the Association.

Section 3. "Common Elements" shall mean all portions of the Properties except the Apartments as defined in the Declaration.

Section 4. "Unit" means an estate or property comprised of an Apartment as defined in the Declaration together with the undivided interest in the Common Elements allocated to and conveyed with such Apartment.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any

DIXON & PETROVIC
ATTORNEYS & COUNSELLORS AT LAW
GRANBURY, TEXAS

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

THAT, WHEREAS, ALBERT T. KNIGHT, JOEY D. GRIFFIN and JAMES R. GRIFFIN, d/b/a HERITAGE PROPERTIES are the Owners and Declarant of VILLA SIETE which has been built on the following described property in Hood County, Texas, to-wit:

TRACT ONE:
LOT THIRTEEN HUNDRED SIXTY-FOUR (1364), UNIT TWENTY-FIVE (25), DeCORDOVA BEND ESTATES, a subdivision of Hood County, Texas, as shown on a recorded plat thereof, as recorded in Volume 1, Page 80, Plat Records of Hood County, Texas.

TRACT TWO:
BEING a portion of that certain lot, tract, or parcel of land out of the J. DANSBY SURVEY, Abstract 150, Hood County, Texas, described as TRACT 1385, recorded in Volume 1, Page 94, Plat Records, Hood County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a steel rod for the East corner of said TRACT 1385, said point being in the Southwest right-of-way of Crescent Drive, said point also being at elevation 693, Brazos River Authority datum, on the shoreline of Lake Granbury;
THENCE with said 693 contour and shoreline, Southwesterly approximately 52 feet and Northwesterly approximately 11 feet to a steel rod by a rock wall;
THENCE North 58 degrees 13 minutes East 52-3/10 feet to a "Y" cut in a rock wall, said point being in the Southwest right-of-way of Crescent Drive;
THENCE with said right-of-way, South 31 degrees 51 minutes East 10-0/10 feet to the PLACE OF BEGINNING.

WHEREAS, said property is a portion of DeCORDOVA BEND ESTATES, a subdivision in several increments in which the Dedicator is Texlan, Inc.; AND,

WHEREAS, in DeCORDOVA BEND ESTATES each lot owner must become a member of the DeCORDOVA BEND ESTATES OWNERS' ASSOCIATION and must affirmatively agree to be bound by all of the restrictions, covenants and agreements of record and pertaining thereto which have been filed in Hood County, Texas, along with the Dedication of each increment of DeCORDOVA BEND ESTATES;

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 XXV, and being:

Lots 1364-1382, inclusive, DeCORDOVA BEND ESTATES, UNIT XXV J. Dansby Survey, Abstract 150; and G. W. Lang Survey, Abstract 328, 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 1364-1382, inclusive, DeCordova Bend Estates, Unit XXV, 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 XXV, 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 1364-1382, inclusive, DeCordova Bend Estates, Unit XXV, J. Dansby Survey, Abstract 150, and G. W. Lang Survey, Abstract 328, Hood County, Texas; is and shall be held, transferred, sold, conveyed and occupied

ENABLING DECLARATION

FOR ESTABLISHMENT OF A CONDOMINIUM FOR

VILLA SIETE CONDOMINIUM PROJECT

AND BY LAWS OF VILLA SIETE CONDOMINIUM

STATE OF TEXAS }
 }
COUNTY OF HOOD }

KNOW ALL MEN BY THESE PRESENTS:

This Declaration, made this 10 day of Oct., 1972. by Albert T. Knight, Joey D. Griffin and James R. Griffin, dba, Heritage Properties, Trustee, hereinafter collectively called Developer, pursuant to and in accordance with the provisions of the Condominium Act of the State of Texas (hereinafter referred to as the "Act"), for the purpose of establishing a condominium regime in respect to the hereinafter described real property and improvements thereon;

WITNESSETH:

Whereas, Developer is the sole owner in fee simple of the tract of land hereinafter described and also depicted on Exhibit "A" attached hereto, hereafter referred to as "the project tract of land", and has improved and developed said land by constructing on said tract a condominium project consisting of two (2) two-story apartment buildings, containing seven (7) apartments, together with certain other improvements, structures and facilities as part thereof and appurtenances thereto, which condominium project is designated and shall be known as Villa Siete Condominium Apartments, and which project tract of land is legally described as follows:

Description attached and marked Exhibit "B"; said Exhibit being made a part hereof and hereto for all purposes.

WHEREAS, the Developer intends by this Declaration to submit said project tract of land and all improvements thereon to the provisions of and the condominium regime established by said Act so as