

STATE OF TEXAS  
COUNTY OF TRAVIS

NOTICE OF ANNEXATION AND AMENDMENT, CRYSTAL FALLS  
GRAND MESA SECTION V;  
NOTICE OF RESTRICTIVE COVENANTS

03-162456-MS

THIS NOTICE OF ANNEXATION AND AMENDMENT, CRYSTAL FALLS GRAND MESA SECTION V, AND NOTICE RESTRICTIVE COVENANTS (this "**Restriction**") is made and entered into as of the 31<sup>st</sup> day of May, 2018, by Travisso, Ltd., a Texas limited partnership ("**Travisso**"), and Lookout Development Group LP, a Texas Limited Partnership, as Declarant ("**Declarant**") for the Crystal Falls Home Owner's Association, Inc. "**Association**", as those the terms (Declarant and Association) are further defined in the Original Declaration.

WITNESSETH:

Travisso Restrictions

WHEREAS, Travisso is the owner of real property situated in the City of Leander, located in Travis County, Texas described as follows: Lot 170, Block E of Travisso Section One, Phase Two, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 201400105, in the Official Public Records of Travis County, Texas (the "**Property**").

WHEREAS, Travisso desires to impose the three covenants and restrictions set forth below (the "**Travisso Restrictions**") on the Property.

The Property is and shall be, held transferred, sold, conveyed, developed and occupied subject to the covenants, conditions, and restrictions set forth below to run with the land.

1. **Masonry Construction.** Any residential home constructed on the Property shall be constructed with an exterior façade on the first story of only brick, stone, or other masonry of a kind and quality similar to that permitted for residences within Travisso, Section One, Phase Two.

2. **Roof.** Any residence constructed on the Property shall not have a roof made of composite shingles.

3. **Fences.** Any fencing constructed on the Property must be of non-solid, see-through metal pickets, ornamental wrought iron, or other material of a kind and quality similar to that permitted for residences within Travisso, Section One, Phase Two.

4. **No Variances to Covenants, Conditions, and Restrictions for the Grand Mesa at Crystal Falls Subdivision, Section Five.** The Property will not be granted variances to the Crystal Falls design guidelines, unless such guidelines conflict with items 1 – 3, above.

5. **Amendment.** The Travisso Restrictions may be amended or terminated as to any portion of the Property upon the approval and execution of an amending or terminating instrument approved by the board of directors of the home owners association referenced in the Travisso Master Covenant ("**Travisso Master Covenant**"), recorded as Document No. 2013223985 in the Official Public Records of Travis County. The amendment or termination shall be effective upon the filing of said instrument in the Official Public Records of Travis County, Texas.

6. **Enforcement; binding nature.** Travisso, the property owners association identified in the Master Covenant, and any owner of any lot within Travisso Section One, Phase Two shall each have standing to enforce the Travisso Restrictions by any lawful means, including filing an action in a court of competent jurisdiction against the person violating or attempting to violate the Declaration, either to prevent the violation or to require its correction. The Travisso Restrictions are hereby declared a covenant running with the land and are wholly binding on all owners of the Property and their successors and assigns.

#### ANNEXATION AND AMENDMENT, CRYSTAL FALLS GRAND MESA V

The Covenants, Conditions, and Restrictions for the Grand Mesa at Crystal Falls Subdivision, Section Five, are filed of record in document no. 2006029777 of the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Original Declaration**").

The Declaration authorizes Declarant to annex additional land into the Association and Declarant wishes to do so and hereby does so in this "**Annexation and Amendment**".

The Property is hereby annexed into the Association pursuant to Declarant's authority under Section 3.36 of the Original Declaration. Such annexation and this Annexation and

Amendment shall become effective immediately upon recordation of a deed or other instrument reflecting title transfer of the Property from Travisso to the Association. The Property shall at such time be automatically subject to the Original Declaration, Bylaws of the Association, Rules of the Association, landscape guidelines of the Association, Articles of Incorporation of the Association, and all other applicable dedicatory instruments governing Grand Mesa Section V.

The Declaration is hereby amended to authorize Declarant, or after the Declarant Control Period, the Association acting through its board, to grant in its discretion vehicular access easement(s) to governmental entities or other entities reasonably needing access in order to serve the water quality detention pond located on LOT 13, BLOCK D, TRAVISSO SECTION ONE, PHASE TWO, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 201400105, in the Official Public Records of Travis County, Texas.

**Binding Effect.** The Annexation and Amendment is hereby declared a covenant running with the land and is wholly binding on all owners of the Property and their successors and assigns.

**IN WITNESS WHEREOF,** TRAVISSO AND DECLARANT have executed this document as of the dates below.

**TRAVISO:**

**TRAVISO, LTD.**, a Texas limited partnership

By: TMC Travisso GP, LLC, a Texas  
limited liability company, its  
general partner

By: \_\_\_\_\_

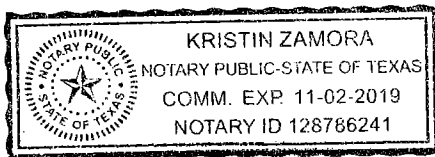
B. Mark Berman, Vice President

Date: 5-31-18

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before this 31<sup>st</sup> day of May, 2018, by B. Mark Berman, the Vice President of TMC Travisso GP, LLC, a Texas limited liability company, the General Partner of **TRAVISO, LTD.**, a Texas limited partnership, on behalf of said entities therein stated.



K. Zamora  
Notary Public, State of Texas

My Commission Expires: 11-2-2019

LOOKOUT DEVELOPMENT GROUP, L.P. A  
TEXAS LIMITED PARTNERSHIP

By: The Lookout Group, Inc.

Its General Partner

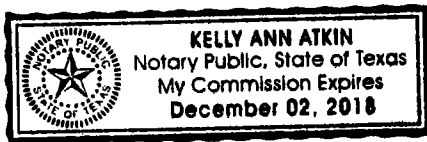
By: [Signature]

Title: President

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on the 31<sup>st</sup> day of May  
2018, by William R. Hockley in the capacity stated above.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

My commission expires: 12-2-18

Printed Name: Kelly Atkin

File Server: CLIENTS: Crystal Falls: Travisso Gallop Purchases  
18: NoticeOfDeedRestrictionsTravisso.docx

AFTER RECORDING, RETURN TO:

Crystal Falls Home Owner's Association, Inc.  
901 Crystal Falls Parkway, Suite 203  
Leander, TX 78641



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

June 04 2018 09:27 AM

FEE: \$ 46.00 2018085720