

**ANNEXATION OF DECLARATION
FOR
HANNAH HEIGHTS, UNIT 6**

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF GUADALUPE §

That this ANNEXATION OF DECLARATION FOR HANNAH HEIGHTS, UNIT 2 (this “**Annexation**”) is made on the date of execution hereof by HK HANNAH HEIGHTS, LLC, a Texas limited liability company (“**Declarant**”).

WHEREAS, Declarant caused to be recorded (i) that certain Declaration of Covenants, Conditions and Restrictions for Hannah Heights on August 10, 2020 as Document No. 202099021206 of the Official Public Records of Real Property of Guadalupe County, Texas and (ii) that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hannah Heights on August 14, 2020 as Document No. 202099021725 of the Official Public Records of Real Property of Guadalupe County, Texas (collectively, as amended and/or supplemented, the “**Declaration**”), which Declaration encumbers certain property located in Guadalupe County, Texas known as Hannah Heights Subdivision (the “**Subdivision**”) as more particularly described therein;

WHEREAS, pursuant to Section 2.2 of the Declaration, Declarant reserved the right to unilaterally annex additional property into the Subdivision and to subject additional property to the jurisdiction of the Declaration and Hannah Heights Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”);

WHEREAS, Declarant is the owner of that certain real property known as Hannah Heights Unit 6 which is more particularly described in that certain Hannah Heights Subdivision, Unit 6 Final Plat recorded on February 23, 2022 as Document No. 202299005869 and in Volume 9, Page 607 of the Official Public Records of Real Property of Guadalupe County, Texas (the “**Annexed Property**”); and

WHEREAS, Declarant now desires to annex the Annexed Property into the Subdivision and to subject it to the jurisdiction of the Declaration and the Association.

NOW, THEREFORE, Declarant declares that the Annexed Property is hereby annexed into the Subdivision, that it is and shall be subject to, held, sold, and conveyed subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration, and that it is subject to the jurisdiction of the Association.

Any and all capitalized terms used in this Annexation shall have the meanings set forth in the Declaration, unless otherwise specified in this Annexation.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED AND EFFECTIVE this 9 day of June, 2022.

DECLARANT:

HK HANNAH HEIGHTS, LLC,
a Texas limited liability company

By: [Signature]
Harry Hausman, Manager

STATE OF TEXAS §
 §
COUNTY OF Brewer §

BEFORE ME, the undersigned authority on this 9 day of June, 2022, personally appeared Harry Hausman, Manager of HK HANNAH HEIGHTS, LLC, a Texas limited liability company, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.

Mary Magdalen Hoyt
Notary Public, State of Texas



After recording return to:
Barton Benson Jones PLLC
Attn: Buck Benson
745 E. Mulberry Ave., Ste. 550
San Antonio, Texas 78212

4892-7038-8004, v. 1

202299018219

2 I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
06/09/2022 09:17:43 AM PAGES: 2 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel