

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

WHEREAS, Declarant caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for Hannah Heights on August 14, 2020 as Document No. 2020099021725 of the Official Public Records of Real Property of Guadalupe County, Texas (as amended and/or supplemented, the “**Declaration**”) which encumbers certain property located in Guadalupe County, Texas known as Hannah Heights subdivision, as more particularly described therein;

WHEREAS, in accordance with Section 2.2 of the Declaration, the Declarant has the right to annex any property into jurisdiction of the Association and into the Declaration for fifty years following the date of execution thereof; and

WHEREAS, although Declarant believes that all of the that certain real property known as Hannah Heights Subdivision Unit 1 which is more particularly described in that certain Hannah Heights Subdivision, Unit 1 Final Plat recorded as Document No. 202099033126 and in Volume 9, Pages 377-378 of the Official Public Records of Real Property of Guadalupe County, Texas (the “**Annexed Property**”) was made subject to the Declaration through the original legal description of the Property, Declarant desires to (a) provide notice that the Annexed Property is subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration and (b) to the extent any of the Annexed Property is not already subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration, annex such property into the Subdivision and make it subject it to the jurisdiction of the Declaration and the Association;

NOW, THEREFORE, Declarant declares that, to the extent any of the Annexed Property is not already subject to all conditions, covenants, restrictions, obligations, liens, assessments, charges and easements set forth in the Declaration, it 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. The provisions of the Declaration shall apply to the Annexed Property.

All terms used but not defined herein shall have the meanings assigned to them in the

Declaration. All of the terms and provisions of this Annexation shall be binding upon the Declarant and its respective successors, assigns, heirs, or legal representatives. In the event of any conflict or inconsistency between the terms and provisions contained in this Annexation and those set forth in the Declaration, this Annexation shall control.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED as of December 4, 2020.

DECLARANT:

HK HANNAH HEIGHTS, LLC,
a Texas limited liability company

By: _____

Harry Hausman, Manager

STATE OF TEXAS

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COUNTY OF BEXAR

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BEFORE ME, the undersigned authority on this 4 day of December, 2020, 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 or she executed the same for the purposes and consideration therein expressed and in the capacity therein expressed.



Mary Magdalen Hoyt
Notary Public, in and for the State of Texas

202099035092

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
12/04/2020 09:25:22 AM PAGES: 3 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel