DECLARATION Or COVENANTS AND RESTRICTIONS

TANGLEWOOD FOREST SECTION THREE

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THIS DECLARATION, made this u 411' day of g6t0,64J 19Fr2--.0 by
GuNN-OLSON-STORDAHL JOINT VENTURE, • joint venture partnership, with principal offices in Travis County, Texas, "Developer".

WITNESSETHt

WHEREAS, Developer is the owner of the real property described in
Article 2 of this Declaration and desires to create thereon a residential subdivision known as "Tanglewood Forest Section Three" with street, utilities and certain other common facilities for the benefit of the said subdivision;
and

WHEREAS, Developer desires to provide for the preservation of the
values in said subdivision and for the maintenance of said streets, utilities and other common facilities, and to this end, desires to subject the reel property described in Article 2 to the covenants, restrictions, easements

and charges hereinafter set forth, each and all of which is and are for the
benefit of said property and each owner thereof, and

WHEREAS, Developer has deemed it desirable, for the efficient preser-
vation of the value, attractiveness and desirability of the lots in said subdivision to provide a means administering and enforcing certain covenants and restrictions hereinafter created,

NOW, THEREFORE, the Developer declares that the real property described
in Article 2, is and shall be held, transferred, sold, conveyed and occu-pied subject to the covenants, restrictions and easements (sometimes referred to as "covenants and restrictions") hereby imposed on said property, and such restrictions and covenatns shall constitute covenants running with

interest in any Lot or Lots in said subdivision, their heirs, successors and
Assigns, and shall inure to the benefit of each owner of any such Lot or Lots in said subdividision, to-wit,

1. DEFINITIONS.

(a) "The Property" shall mean en" refer to all such existing
property, as are subject to this Declaration under the provisions of Article 2 hereof.

(bl "Lot" shell mean and refer to any of the numbered lots shown
upon any recorded subdivision map of the Property (including Lots in any

permitted resubdivision and Lots in any additional lands added to this Declaration as provided herein).

(c) "Owner" shall mean and refer to the record owner, whether one
or more persons or entities, of the fee simple title to any Lot situated upon the Property, including contract Sellers, but excluding those having such interest merely as security for the performance of an obligation.

(di "Municipal Utility District" shall mean and refer to the
South Austin Growth Corridor Municipal Utility District Number One.

(e) "Residential Building" shall mean and refer to a dwelling
constructed on a Lot.

(f) 'Duplex" shall mean and refer to a two-family Residential
Building.

(g) "Fourplex" shall mean and refer to a four-family Residental Building.

DEED RECORDS
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