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DECLARATION OF COVENANTS AND RESTRICTIONS

TANGLEWOOD FOREST SECTION FOUR, PHASE B

SINGLE FAMILY LOTS

3 53 8035

THIS DECLARATION, made by WILSON DEVELOPMENT CORPORATION, a Texas corporation with principal offices in Travis County, Texas, and DOYLE WILSON BUILDER, INC., a Texas corporation with principal offices in Travis County, Texas, (hereinafter collectively called "Developer").

WITNESSETH:

WHEREAS, Wilson Development Corporation and/or Doyle Wilson Builder, Inc. are the owners of all lots in Tanglewood Forest Section One, Phase B, a subdivision in Travis County, Texas, according to the map or plat of record in Book 83, Pages 172B and 172C, Plat Records of Travis County, Texas, together with streets, utilities and certain other common facilities which benefit said subdivision.

WHEREAS, Developer desires to provide for the preservation of the values in said subdivision, and to this end, desires to subject the real 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 preservation 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 occupied subject to the covenants, restrictions and easements (sometimes referred to as "covenants and restrictions") hereby imposed on said property, and such restrictions and covenants shall constitute covenants running with interest in any lot or lots in said subdivision and shall inure to the benefit of each owner of any such lot or lots in said subdivision, their heirs, successors and assigns, to-wit:

1. DEFINITIONS.

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

(b) "Lot" shall 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.

(d) "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 single family dwelling constructed on a lot.

2. PROPERTY SUBJECT TO THIS DECLARATION. The real property which is and shall be held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Travis County, Texas, and is more particularly described as follows:

DEED:
Travis County, Texas

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