

**ASSIGNMENT AND ASSUMPTION OF DECLARANTS
AND RESTRICTIONS REVIEW COMMITTEE RIGHTS
AND OBLIGATIONS OF THE SUBDIVISION**

**STATE OF TEXAS
COUNTY OF PARKER**

This Assignment and Assumption of Declarant's and Restrictions Review Committee Rights and Obligations ("Assignment") is made by **MICAM DEVELOPMENT, LLC**, A Texas limited liability company and **REATA RANCH HOMEOWNER'S ASSOCIATION INC.** ("Assignor") to **REATA RANCH HOA, Inc.** ("Association"), a Texas non-profit corporation, its successors and assigns, as follows:

Recitals

Declarant recorded certain restrictions entitled Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 202008048, of the Official Public Records of Parker County, Texas ("Declaration"), binding the property and lots in **REATA RANCH** ("Subdivision"); and Assignor is the current "Declarant" under the Declaration; and

Assignor desires to assign certain non-exclusive rights and obligations as Declarant; pursuant of the Declaration, and the Association desires to accept such Assignment; and

Assignor and the Association hereby execute this Assignment to memorialize their agreement with regards to such assignment and assumption.

Assignments and Agreements

1. **Assignment of Declarant's Rights:** Assignor hereby assigns to the Association, the following non-exclusive rights and obligations of Assignor as Declarant under the Declaration:
 - a) The obligation to maintain, repair and replace the Common Areas (as defined in the Declaration;
 - b) The rights to certain easements for the maintenance, repair and replacement of the common areas as set forth in the Declaration; and
 - c) The right to levy and collect assessments from owners of lots in the Subdivision as set forth in the Declaration.

- d) Declarant becomes a "Class A" member as defined in the Declaration Article 3.03(a)
 - e) All rights and duties of the Restrictions Review Committee.
 - f) The "Right of Appointment" to appoint or remove directors, officers or any member of the Board of the Association.
2. **Retention of Declarant's Rights:** Except to the extent assigned herein by assignor to the Association, Assignor retains for itself, its successor and assigns, all other rights, interests, powers, privileges, benefits, and obligations as Declarant under the Declaration.
3. **Restrictions Review Committee:** In the Declaration, Declarant reserved the right to appoint members of the Restrictions Review Committee ("RRC") for the Subdivision with full authority to approve and disapprove plans and specifications for improvements submitted by owners of lots in Reata Ranch. The Declarant and the current RRC members hereby assign their rights under the Declaration to the Association to appoint members of the Restrictions Review Committee and the members of the RRC have consented to such request and have agreed to release whatever rights, if any, they may have under the Declaration.
4. **Assumption of Rights:** The Association hereby assumes and agrees to perform and discharge the duties and obligations of Assignor and the Restrictions Review Committee assigned herein.
5. **Binding effect:** This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Micam Development, LLC,

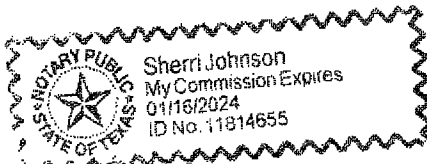
By: *Max Thompson*
Max Thompson, Member

THE STATE OF TEXAS

COUNTY OF Parker

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The foregoing instrument was acknowledged before me on the 2nd day of March 2023 by Max Thompson as Member of Micam Development, LLC.



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

Reata Ranch Homeowner's Association
Inc.

By: [Signature]
Max A. Thompson, Director

By: [Signature]
Teresa Morris, Director

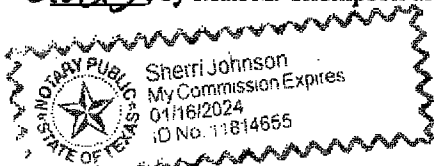
By: [Signature]
Monty Wheeler, Director

THE STATE OF TEXAS

COUNTY OF Parker

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The foregoing instrument was acknowledged before me on the 2nd day of March, 2023, by Max A. Thompson as Director of Reata Ranch Homeowner's Association, Inc.



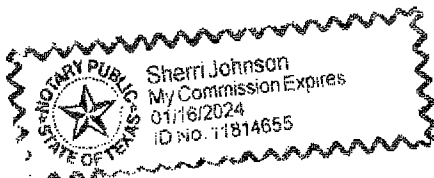
[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF Parker

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The foregoing instrument was acknowledged before me on the 2nd day of March, 2023, by Teresa Morris as Director of Reata Ranch Homeowner's Association, Inc.



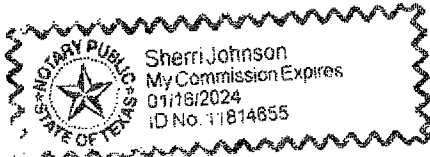
[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF Parker

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The foregoing instrument was acknowledged before me on the 2nd day of March, 2023, by Monty Wheeler as Director of Reata Ranch Homeowner's Association, Inc.



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

Restrictions Review Committee

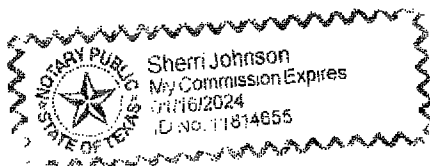
By: [Signature]
Max Thompson, Director

THE STATE OF TEXAS

COUNTY OF Parker

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The foregoing instrument was acknowledged before me on the 2nd day of March, 2023, by Max Thompson as Director of Restrictions Review Committee.



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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202309313

04/14/2023 10:35:40 AM

Fee: \$38.00

Lila Deakle, County Clerk

Parker County, Texas

ASSIGNMENT