ELECTRONICALLY RECORDED 2020091475
Williamson County, Texas Total Pages: 4

AFTER RECORDING RETURN TO:

SONTERRA WEST

NOTICE OF APPLICABILITY OF MASTER COVENANT AND DEVELOPMENT AREA DECLARATION

[Bailey Park Phase III]

Declarant: SONWEST CO., a Texas corporation

Cross reference to (i) that certain Sonterra West Master Covenant, recorded under Document No. 2013035848 in the Official Public Records of Williamson County, Texas, as amended; and (ii) that certain Development Area Declaration Sonterra West [Sonterra West, Section 8-C; Sonterra West, Section 7-A Phase I; Sonterra West, Phase VI; Sonterra West, Section 8-B; Sonterra West, Phase 1B; Sonterra West, Phase IIB-1; Sonterra West, Phase IV; Sonterra West, Phase V-A; Sonterra West, Phase 8-A, Phase 1; Sonterra West, Phase VB; Sonterra West, Phase III, Phase I], recorded under Document No. 2013036650, in the Official Public Records of Williamson County, Texas, as amended.

NOTICE OF APPLICABILITY OF SONTERRA WEST MASTER COVENANT AND DEVELOPMENT AREA DECLARATION

Bailey Park Phase III

This Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Bailey Park Phase III] is made and executed by **SONWEST CO.**, a Texas company ("**Declarant**") and is as follows:

1. **Applicability of Master Covenant**. This Notice of Applicability is filed with respect to all the Lots contained within Bailey Park Phase III a subdivision in Williamson County, according to the map or plat recorded as Document No. 2020083122 of the Official Public Records of Williamson County, Texas (the "**Development Area**"). Declarant is the present owner of the Development Area. Pursuant to that certain Sonterra West Master Covenant, recorded as Document No. 2013035848 in the Official Public Records of Williamson County, Texas, as amended (the "**Master Covenant**"), Declarant served notice that portions of the property described on Exhibit A to the Master Covenant (the "**Property**") upon filing of appropriate notices of applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Covenants.

2. **Property Incorporated Into Development**. The provisions of the Master Covenant shall apply to the Development Area. The Development Area is hereby included within and made a part of the Development and is hereby subjected to the terms, covenants, restrictions, reservations, easements, servitudes, liens and charges of the Master Covenant.

3. **Applicability of Development Area Declaration**. This Notice is also filed in connection with that certain Development Area Declaration Sonterra West [Sonterra West, Section 8-C; Sonterra West, Section 7-A Phase I; Sonterra West, Phase VI; Sonterra West, Section 8-B; Sonterra West, Phase 1B; Sonterra West, Phase IIB-1; Sonterra West, Phase IV; Sonterra West, Phase V-A; Sonterra West, Phase 8-A, Phase 1; Sonterra West, Phase VB; Sonterra West, Phase III, Phase I], recorded as Document No. 2013036650, Official Public Records of Williamson County, Texas, as amended in Document No. 2017035303, Official Public Records, Williamson County, Texas (collectively, the "**Development Area Declaration**"). Pursuant to Section 9.05 of the Master Covenant, Declarant served notice that Declarant may, at any time and from time to time, add additional land to property encumbered by the Development Area Declaration. Upon the filing of a notice of applicability (which notice may be contained within any notice of applicability filed pursuant to Section 9.05 of the Master Covenant), such land shall be subject to the terms, covenants, conditions, restrictions and obligations set forth in the Development Area Declaration, and the rights, privileges, duties and liabilities of the persons subject to the Development Area Declaration shall be the same with respect to such added land as with respect to the land originally covered by the Development Area Declaration

Additionally, this Notice constitutes a notice of addition of land pursuant to Section 4.01 of the Development Area Declaration.

4. **Development Area Subject to the Development Area Declaration**. The Development Area is hereby made subject to the terms and provisions of the Development Area Declaration. Unless otherwise provided in this Notice, the terms and provisions of the Development Area Declaration apply to the Development Area.

5. **Miscellaneous**. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Covenant and Development Area Declaration.

EXECUTED to be effective as of August 10, 2020.

DECLARANT:

SONWEST CO., a Texas corporation

By: _____

Printed Name: Andrew T. Bilger

Title: Vice-President

THE STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on August 10, 2020, by Andrew T. Bilger, Vice-President of SONWEST CO., a Texas corporation, on behalf of said corporation.

(SEAL)

KERRI JONES
My Notary ID # 10989282
Expires November 26, 2021

_____
Notary Public Signature

W:/kj/SonWest/SonWestCo.1947873.NoticeofApplicability
RJW/kj

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Pages: 4 Fee: $29.00
08/10/2020 11:58 AM

Nancy E. Rister, County Clerk
Williamson County, Texas