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ORIGINAL FILED
BY COUNTY CLERK

EAGLE RIDGE
SECTION SIX
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

MAR 2 2000 @ 3:38

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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

THAT WHEREAS, Canterbury Development Limited, a Texas Limited Partnership, hereinafter called DECLARANT, is the owner of certain real property located in Williamson County, Texas, being the same property for which a subdivision plat has been filed and approved by the City of Round Rock, and which proposed subdivision is known therein as Eagle Ridge Section Six and which property has been filed for record in the plat records of Williamson County, Texas in Cabinet N Slides 121-122 all of which said property is sometimes collectively referred to herein as the "Property"; and

WHEREAS, the DECLARANT desires to convey the Property subject to certain protective covenants, and conditions, restrictions, liens and charges hereinafter set forth; and

WHEREAS, the DECLARANT desires to create and carry out a uniform plan for the improvement, development and sale of the Property for the benefit of the present and future owners of the Property, DECLARANT hereby makes this Declaration of Covenants, Conditions, and Restrictions of Eagle Ridge Section Six a SUPPLEMENTAL DECLARATION, pursuant to the following subparagraphs 1.10, 1.22 and 1.24 of Article One of those certain Restrictive Covenants covering Eagle Ridge Section Five as set out and recorded under Clerk's Document No. 9545549 of the Official Records of Williamson County, Texas and hereby adopts and establishes the following declaration of reservations, restrictions, covenants, conditions and easements to apply uniformly to the use, improvement, occupancy and conveyance of all the Property;

NOW THEREFORE, it is hereby declared that all of the Property shall be held, sold, conveyed and occupied subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in this Declaration shall have the meanings hereinafter specified:

- 1.01 Architectural Committee. "Architectural Committee" shall mean the committee created pursuant to these restrictions to review and approve plans for the construction of improvements upon the Property.
- 1.02 Architectural Committee Rules. "Architectural Committee Rules" (hereinafter sometimes "Committee Rules") shall mean the rules adopted by the Architectural Committee.
- 1.03 Articles. "Articles" shall mean the Articles of Incorporation of the Eagle Ridge Section Seven Property Owners Association, Inc., which will be filed in the office of the Secretary of State of the State of Texas, and as from time to time amended.
- 1.04 Assessment. "Assessment" shall mean all charges of any type whatsoever which may be made against a Lot in favor of the Association, and includes Assessments, Special Assessments, Non-uniform Assessments, and Special Charges, as those terms are used or defined in the Restrictions.
- 1.05 Association. "Association" shall mean and refer to a non-profit corporation which shall be formed by the Declarant which shall have those rights and perform and perform those duties described in Article V hereof.