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City of San Antonio

LAND DEVELOPMENT
SERVICES SECTION
Planning Department
Subdivision Section

LEGAL INSTRUMENT: SUBDIVISION COMMON AREAS AND FACILITIES



LT1-77-20070258604-1

For: The Gardens at Greystone PUD Subdivision Plat # 06 0480
~~Blanco Crossing Unit III~~ 06-0480

THE STATE OF TEXAS §



LT2-13200-941-2

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared _____

Norman Reitmeyer who, being duly sworn by me, deposes and says:

- (1) That my name is Norman Reitmeyer and that I am the owner of Blanco Crossing, Unit III the entity that owns the real property described below, hereinafter referred to as the "Property".
- (2) That Norman Reitmeyer is the "Declarant" of the Property and declares that the Property shall be held, sold and conveyed subject to restrictions, covenants, and conditions which shall be deemed to be covenants with the land and imposed to benefit and burden each lot and other portion of the Property in order to maintain within the Property a planned community of high standards. Such covenants will be binding on all parties having heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereof.
- (3) That the Declarant and every Owner of a lot by virtue of ownership of such lots shall be a member of the Gardens at Greystone Homeowners Association hereinafter referred to as the "Association".
- (4) That the Association shall establish a maintenance fund and shall use the proceeds of such funds in providing for normal, recurring maintenance charges for the common areas/facilities for the use and benefit of all members of the Association. The Association

shall, in addition, establish and maintain an adequate reserve fund for periodic maintenance, repair and replacement of improvements to the common maintenance areas/facilities. The fund shall be established and maintained out of regular annual assessments.

- (5) That Declarant hereby assigns its right of ingress and egress across and over the property to the City of San Antonio for purposes of conducting official City business; which may include removal of obstructions during emergency situations in which case the City shall not be held liable for its repair or replacement.

For: Norman Reitmeyer

By: Shane Simpson

Shane Simpson
LANDOWNER - APPLICANT

Any provision herein which restricts the sale, or use of the described real property because of race is illegal and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stipulated hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV - 9 2007

THE STATE OF TEXAS §

COUNTY OF BEXAR §



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

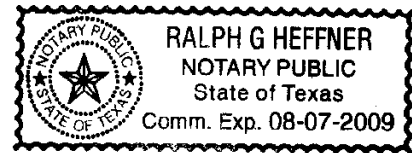
BEFORE ME, the undersigned authority, on this day personally appeared _____

Shane Simpson to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this 10th day of JANUARY, 2007

Ralph G. Heffner
NOTARY PUBLIC

RALPH G. HEFFNER
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 8-7-2009

Doc# 20070258604 Fees: \$20.00
11/02/2007 1:58PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Upon Recordation, Please Return to:

Ty Turner, P.E. LEC 11550 J.H. 10 West Suite 395 San Antonio, TX 78230