

STATE OF TEXAS

COUNTY OF BEXAR

**ANNEXATION DECLARATION FOR THE HILLS OF IRON HORSE, UNIT - C, PHASE THREE**

This Annexation Declaration is made the 18th day of March, 2003, by Pulte Homes of Texas, L.P., hereinafter sometimes referred to as "Developer" and/or "Declarant".

1. **Authority.** By virtue of the provisions of Section 2.4 of Article II of that Certain Declaration of Covenants, Conditions and Restrictions for The Hills of Iron Horse, Unit -C, Phase 1 (the "Declaration") recorded in Book 9522, at Pages 895-927 in the Official records of Real Property of Bexar County, Texas, to which recorded instrument reference is hereby made for all purposes, Declarant reserved the right and authority to annex additional property to the Properties described herein. Said additional property is described as all those lots in The Hills of Iron Horse, Unit - C, Phase 3, in the City of Helotes, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9554 at Page 199 in the Official Public Records of Bexar County, Texas. Pulte Homes of Texas, L.P., is the owner of The Hills of Iron Horse, Unit - C, Phase 3, which subdivision was a part of the original development plan. Pulte Homes of Texas, L.P., as Declarant, in exercise of the powers of annexation as provided in Article II of the Declaration, duly executes this Annexation Declaration.
2. **Annexation.** Declarant, who is the owner in fee simple absolute of the lots above referenced, and the buildings and all other improvements constructed or installed thereon, together with all easements, rights and appurtenances belonging thereto, hereby submits said lands, buildings and improvements to the covenants, restrictions, limitations, conditions and uses set forth in said Declaration, which are hereby adopted by reference, as well as to the terms, provisions and requirements of the Articles of Incorporation and Bylaws of The Hills of Iron Horse Homeowners Association, Inc.
3. **Effective Date.** This Annexation Declaration shall be effective upon the date of its recordation in the Official Public Records of Real Property of Bexar County, Texas. Owners of Lots in the areas so annexed shall, upon such effective date, become "Owners" within the meaning of such term as set out in the Declaration, and shall be fully responsible for the annual and special assessments and charges as set out therein; and, such Owners shall be deemed to have covenanted and agreed to pay the aforesaid assessments and charges and shall become members of The Hills of Iron Horse Homeowners Association, Inc. upon acceptance of a conveyance or other transfer of title to such Lots. On such effective date of this Annexation Declaration, The Hills of Iron Horse Homeowners Association, Inc. shall assume full responsibility for the maintenance of all annexed property in accordance with the terms of the Declaration.

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EXECUTED on the date first set forth above.

DECLARANT:

PULTE HOMES OF TEXAS, L.P.

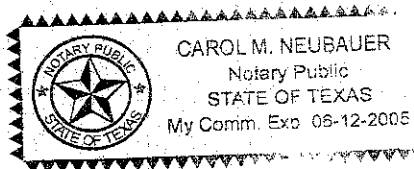
By: Bart Swider  
Bart Swider, Director of Finance

STATE OF TEXAS

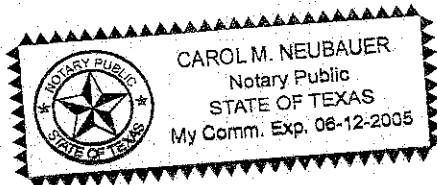
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared BART SWIDER, Director of Finance of PULTE HOMES OF TEXAS, L.P., a Texas limited partnership, on behalf of said limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 18 day of March, 2003



Carol M. Neubauer  
Notary Public, State of Texas



After recording, return to:

THE HILLS OF IRON HORSE HOMEOWNERS ASSOCIATION, INC.  
823 Nakoma Drive East, Suite 101  
San Antonio, Texas 78216

Doc# 20030068763  
# Pages 3  
03/20/2003 12:25:11 PM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
BERRY RICKHOFF  
COUNTY CLERK  
Fees \$13.00

Any provision herein which restricts the sale, or use of the described real property because of race is invalid 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 stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 20 2003



*Berry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

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