



AFTER RECORDING RETURN TO:

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## CRYSTAL FALLS

### NOTICE OF ADDITION OF LAND TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CERTAIN PRIVATE GATED COMMUNITIES OF THE FAIRWAYS AT CRYSTAL FALLS

[SECTION 2, PHASE 2]

**Subdivision Declarant:** TAYLOR MORRISON AT CRYSTAL FALLS, LLC, a Texas  
limited liability company

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Certain Private Gated  
Communities of The Fairways at Crystal Falls recorded under Document No. 2011017664, in the Official  
Public Records of Travis County, Texas, as amended.

**NOTICE OF ADDITION OF LAND TO  
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CERTAIN PRIVATE GATED COMMUNITIES OF THE FAIRWAYS AT CRYSTAL FALLS  
[SECTION 2, PHASE 2]**

This Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Certain Private Gated Communities of The Fairways at Crystal Falls (the "Notice") is made and executed by TAYLOR MORRISON AT CRYSTAL FALLS, LLC, a Texas limited liability company ("Subdivision Declarant") and is as follows:

1. **Purpose.** This Notice is filed with respect to Lots 47 through 53, and 74 through 84, Block G, Lots 1 through 9, Block H, Lots 1 through 11, and Lot 12 [Private Roadway] Block I, located in The Fairways at Crystal Falls Section 2, Phase 2, a subdivision located in Travis County, Texas, according to the map or plat recorded as Document No. 201300030, in the Official Public Records of Travis County, Texas (the "Added Land").

2. **Authority.** *Section 3.31* of that certain Declaration of Covenants, Conditions and Restrictions for Certain Private Gated Communities of The Fairways at Crystal Falls recorded under Document No. 2011017664, in the Official Public Records of Travis County, Texas, as amended (the "Subdivision Declaration"), permits the Subdivision Declarant to add or annex additional land within the Taylor Morrison Property to the Subdivision at any time.

3. **Annexation and Addition.** The Added Land is hereby considered part of the Subdivision and made subject to the terms and provisions of the Subdivision Declaration and to the jurisdiction of the Association. The covenants, conditions, restrictions and obligations set forth in the Subdivision Declaration shall apply to the Added Land.

4. **Notice of Addition of Land.** This Notice of Addition of Land constitutes a notice of addition of land pursuant to *Section 3.31* of the Subdivision Declaration.

5. **Interpretation.** Any capitalized terms used and not otherwise defined in this Notice shall have the meaning set forth in the Subdivision Declaration.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 1<sup>st</sup> day May of 2013.

**SUBDIVISION DECLARANT:**

**TAYLOR MORRISON AT CRYSTAL FALLS, LLC, a  
Texas limited liability company**

By: Taylor Morrison of Texas, Inc., a Texas  
corporation, its Manager

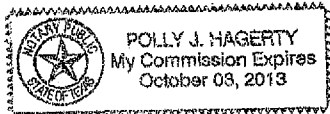
By: [Signature]  
Printed Name: Adib R. Khoury  
Title: Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 1<sup>st</sup> day of May 2013  
by Adib R. Khoury, Vice President of Taylor Morrison of  
Texas, Inc., a Texas corporation, Manager of Taylor Morrison at Crystal Falls, LLC, a Texas  
limited liability company, on behalf of said corporation and limited liability company.

(SEAL)



[Signature]  
Notary Public Signature



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

May 02 2013 08:15 AM

FEE: \$ 28.00 2013079537