

48. Clay

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 3]

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, and recorded under Document No. 2011008391, in the Official Public Records of Williamson 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 3]

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 Lot 57 [Private Roadway] Block A, Lots 58 through 62, Block A; and Lots 9 through 32, Block G, located in The Fairways at Crystal Falls Section 2, Phase 3, a subdivision located in Travis and Williamson Counties, Texas, according to the map or plat recorded as Document No. 201300101, in the Official Public Records of Travis County, Texas and Document No. 2013048829, in the Official Public Records of Williamson 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, and recorded under Document No. 2011008391, in the Official Public Records of Williamson 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 8th day July 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: ARA
Printed Name: Adib R. Khoury
Title: Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 8th day of July, 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.



Polly J. Hagerty
Notary Public Signature

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

July 09 2013 04:07 PM

FEE: \$ 28.00 2013126788

