

48 - CTSY - CBKP  
AFTER RECORDING RETURN TO:



ROBERT D. BURTON  
WINSTEAD, PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
EMAIL: RBURTON@WINSTEAD.COM



## CRYSTAL FALLS

NOTICE OF ADDITION OF LAND TO  
THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR CERTAIN  
COMMUNITIES OF THE BLUFFS AT CRYSTAL FALLS  
[The Bluffs at Crystal Falls Section 2, Phase 2A]

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

Cross Reference to Declaration of Covenants, Conditions and Restrictions for Certain Communities of The Bluffs at Crystal Falls recorded under Document No. 2011017669, in the Official Public Records of Travis County, Texas and Document No. 2011008392, in the Official Public Records of Williamson County, Texas.

NOTICE OF ADDITION OF LAND TO  
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CERTAIN COMMUNITIES OF THE BLUFFS AT CRYSTAL FALL

This Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Certain Communities of The Bluffs 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 22 through 34, Block B, Lots 9 through 28, Block C, Lots 19 through 24, Block I, Lots 1 through 9, Block M, and Lots 1 through 7, Block N, located in The Bluffs at Crystal Falls Section 2, Phase 2A, a subdivision located in Travis and Williamson Counties, Texas, according to the map or plat recorded as Document No. 201200174, in the Official Public Records of Travis County, Texas and Document No. 2012087059, in the Official Public Records of Williamson County, Texas (the "Added Land").

2. **Authority.** Section 3.30 of that certain Declaration of Covenants, Conditions and Restrictions for Certain Communities of The Bluffs at Crystal Falls recorded under Document No. 2011017669, in the Official Public Records of Travis County, Texas and Document No. 2011008392, in the Official Public Records of Williamson County, Texas (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 3.30 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 3<sup>rd</sup> day January of 2013.

**SUBDIVISION DECLARANT:**

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

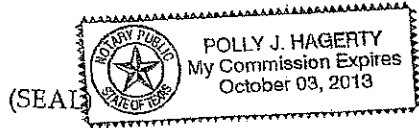
By: Taylor Morrison of Texas, Inc., a Texas  
corporation, its Manager

By: AR  
Printed Name: Adib R. Kloury  
Title: Vice President

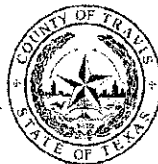
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 3<sup>rd</sup> day of January, 2013  
by Adib R. Kloury, 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

January 04 2013 04:03 PM

FEE: \$ 24.00 2013003055

*Nancy E. Rister*

Nancy E. Rister, County Clerk

2013 Jan 07 09:06 AM

Fee: \$ 24.00 Pages: 3

Williamson County Texas

48 - CTSY - CB/SP  
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**SUBDIVISION DECLARANT:**

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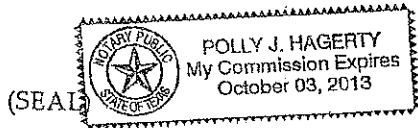
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By: AR  
Printed Name: Adib R. Kloury  
Title: Vice President

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limited liability company, on behalf of said corporation and limited liability company.



Polly J. Hagerty  
Notary Public Signature