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STATE OF TEXAS
COUNTY OF COMAL

**NOTICE OF ADDITION OF LAND [UNIT 9] TO THE DECLARATION FOR
LANTANA RIDGE UNIT 1;
and
ACKNOWLEDGEMENT OF ANNEXATION AND DEDICATORY INSTRUMENTS;
and
LIMITATION ON GRANTING OF EASEMENTS
(Lantana Ridge Unit 9)**

This NOTICE OF ADDITION OF LAND [UNIT 9] TO THE DECLARATION FOR LANTANA RIDGE UNIT 1; and ACKNOWLEDGEMENT OF ANNEXATION AND DEDICATORY INSTRUMENTS; and LIMITATION ON GRANTING OF EASEMENTS (this "Notice of Addition of Land") is made to be effective as of date of recording of this instrument in the Official Public Records of Comal County, Texas, by the LANTANA RIDGE OWNERS ASSOCIATION, INC. (fka Lantana Ridge Unit 1 Property Owners Association, Inc.), a Texas non-profit corporation (the "Association" or "Declarant"), Dirt Dealers XVI, Ltd., a Texas limited partnership (the "Dirt Dealers") Kamp Kane Investments, Inc., ("Kamp Kane") and any undersigned Owners (defined below) executing the same.

RECITALS:

A. Except as described in paragraph E below, Kamp Kane is the owner of all land described in the Unit 9 Plat as further described below. Reference herein to the Declaration shall mean that certain Declaration of Covenants, Conditions, and Restrictions filed as Document No. 200006021697 in the Official Public Records of Comal County, Texas (the "Original Declaration"), as amended by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lantana Ridge Unit 1 (the "First Amendment") recorded in Document No. 200106024289 of the Official Public Records of Comal County, Texas (together with all amendments and supplements, the Original Declaration as amended by the First Amendment being the "Declaration"). The Declaration governs and restricts the use of property located within the Lantana Ridge Subdivision as described therein.

B. The Declaration provides that the Declarant, which is at this time the Association per the terms of the Declaration, shall have the right and option at any time prior to December 31, 2030 to bring within the scheme of the Declaration and subdivision additional real property so long as such real property is within the area described in Exhibit "A" attached to the Declaration (such acreage being "Future Acreage").

C. Kamp Kane substantially performed the development of the horizontal improvements located on and within that certain real property described as Unit 9 of Lantana Ridge, as described in the plat thereof recorded as Document No. 201706036839 in the Official Public Records of Comal County, Texas (such plat being the "Unit 9 Plat" and such land being the "Unit 9 Land"). The Unit 9 Land constitutes part of the Future Acreage and therefor may be annexed into the Lantana Ridge Subdivision by the Declarant.

D. The Declarant hereby desires to annex and add the Unit 9 Land to the Lantana Ridge Subdivision to be subject to the Declaration. Kamp Kane, owner of all Unit 9 Land except for the Owner Lots, hereby consents to such annexation as evidenced by signature hereto.

E. Notwithstanding the foregoing, Lot 3, Lot 8, Lot 11, and Lots 23 and 24, of the Unit 9 Land (each an "Owner Lot" and collectively the "Owner Lots"), as described on the Unit 9 Plat, have been conveyed by Kamp Kane to homeowners prior to the date hereof. As such the annexation of the Unit 9 Land and the other terms set forth herein shall encumber and include the each such relevant Owner Lot only to the extent that the owner of such relevant Owner Lot has executed this Notice of Addition of Land (any owner of an Owner Lot executing this instrument may be referred to herein as a "Lot Owner"), but not otherwise.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained and for other good and valuable consideration, the parties, intending to be legally bound, do hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and made a part hereof for all purposes.

2 Annexation into Subdivision. The parties hereby file this Notice of Addition of Land to provide public notice that the Unit 9 Land is subject to the terms and restrictions contained in the Declaration, and all terms, covenants, conditions, restrictions and obligations of the Declaration will apply to the Unit 9 Land except to the extent expressly set forth otherwise herein. The covenants, conditions and restrictions set forth in, and the terms of the Declaration, shall run with the Unit 9 Land and: (i) shall be binding upon all parties having right, title, or interest in or to all or any portion of the Unit 9 Land or any part thereof, and their heirs, successors, and assigns; and (ii) that each contract, deed or conveyance of any kind conveying all or any portion of the Unit 9 Land shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions and restrictions set forth in the Declaration, regardless of whether or not the same are set out in full or by reference in said contract, deed or conveyance.

2. Joinder of Owners of Previously Conveyed Lots. Notwithstanding the foregoing, the aforementioned annexation shall not be effective against an Owner Lot unless and until the signature of the Owner of such relevant Owner Lot (or their successors and/or assigns, as applicable) is attached hereto or another instrument evidencing consent to the annexation of such Owner Lot and the same is recorded in the real property records of Comal County, Texas; *provided, however*, to the extent that not every Lot Owner has executed this instrument upon its recording, the annexation contemplated herein shall be effective for the balance of the Unit 9 Land other than the Owner Lot(s) for which this instrument is lacking a signature.

3. Acknowledgement of Dedictory Instruments by Owners of Previously Conveyed Lots. On or prior to the date of their signature attached hereto, each Owner of an Owner Lot executing this instrument has been provided and/or directed to true and correct copies of the following documents related to the Lantana Ridge Subdivision, and acknowledged and agrees to the terms thereof and that such are binding on the Owner's Lot: (a)

the Declaration, (b) the Bylaws to the Lantana Ridge Property Owners Association, Inc. (the "Association") recorded at Document #200806011173 in the Official Public Records of Comal County, Texas, as amended by that certain amendment thereto recorded at Document # 2010006030709, as amended by that certain amendment thereto recorded at Document # 201606027875 (the "Association Bylaws"), (c) the and regulations of the Lantana Ridge Subdivision filed of record in Document No. 200506022742; Document No. 200606013903 in the Official Records of Comal County, Texas; Document No. 200706025347; Document No. 200806011173; Document No. 201006039360; and Document No. 201206038258 in the Official Public Records of Comal County, Texas (cumulatively and together with any amendments or supplements, the "**Rules**"), and (d) the Articles of Incorporation for the Association, on file with the office of the Texas Secretary of State.

4. Limitation on Granting of Easements in Unit 9. After the Effective Date hereof, no owner of any portion of the Unit 9 Land subject to the terms hereof shall issue any easement rights on, over or under any Unit 9 Land subject to the terms hereof to any third party without the prior approval of the Board of Directors of the Association. The foregoing restriction shall terminate and expire upon the earlier of (i) the relevant property in question being no longer subject to the Declaration, and (ii) the dissolution of the Association.

[Signature pages follow]

[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedicatory Instruments; and Limitation on Granting of Easements]

EXECUTED to be effective as of the date set forth above.

ASSOCIATION:

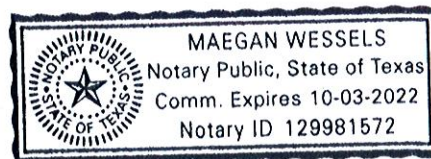
LANTANA RIDGE PROPERTY OWNERS
ASSOCIATION, INC.,
a Texas corporation,

By: Shelly Wahl
Name: Shelly Wahl
Title: President, Lantana Ridge POA

STATE OF TEXAS §
 §
COUNTY OF Comal §

This instrument was executed before me on the 9th day of January 2019, by Shelly Wahl, the Authorized Agent of the Lantana Ridge Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Maegan Wessels
Notary Public, State of Texas



[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedictory Instruments; and Limitation on Granting of Easements]

EXECUTED to be effective as of the date set forth above.

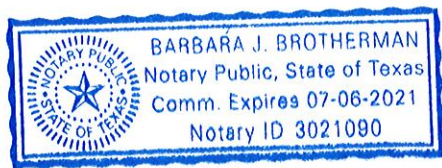
KAMP KANE:

KAMP KANE
INVESTMENTS, INC.,
a Texas corporation,
its general partner,

By: [Signature]
Name: H. Dale Kane
Title: President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was executed before me on the 3 day of JANUARY, 2019, by H. Dale Kane, the President of Kamp Kane Investments, Inc., a Texas corporation, on behalf of such corporation.



[Signature]
Notary Public, State of Texas

[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedicatory Instruments; and Limitation on Granting of Easements]

EXECUTED to be effective as of the date set forth above.

DIRT DEALERS:

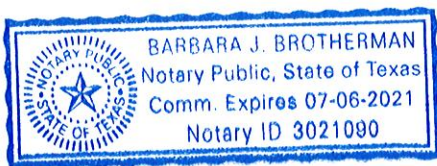
DIRT DEALERS XVI, LTD.,
a Texas limited partnership,

By: KAMP KANE
INVESTMENTS, INC.,
a Texas corporation,
its general partner,

By: [Signature]
Name: H. Dale Kane
Title: President

STATE OF TEXAS §
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COUNTY OF Brewer §

This instrument was executed before me on the 3 day of JANUARY, 2019 by H. Dale Kane, the President of Kamp Kane Investments, Inc., a Texas corporation, as the general partner of DIRT DEALERS XVI, LTD., a Texas limited partnership, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedicatory Instruments; and Limitation on Granting of Easements]

EXECUTED to be effective as of the date set forth above.

OWNER OF LOT 3 at
319 Desert Quail:

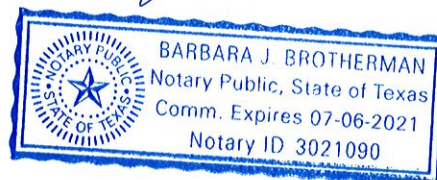
Rigoberto L. Guerrero
Name: Rigoberto Luis Guerrero, Jr.

Clara D. Guerrero
Name: Clara D. Guerrero

STATE OF TEXAS §
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COUNTY OF Bexar §

This instrument was executed before me on the 7 day of Jan, 2019, by
Rigoberto L. Guerrero Jr.

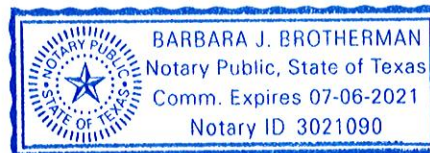
Barbara J. Brothman
Notary Public, State of Texas



STATE OF TEXAS §
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COUNTY OF Bexar §

This instrument was executed before me on the 7 day of Jan, 2019, by
Clara D. Guerrero

Barbara J. Brothman
Notary Public, State of Texas



[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedicatory Instruments; and Limitation on Granting of Easements]

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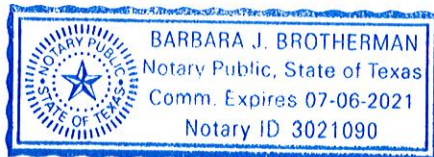
OWNER OF LOT 8 at
314 Desert Quail:


Name: Patrick Hicks


Name: Ocoee Hicks

STATE OF TEXAS §
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COUNTY OF Bexar §

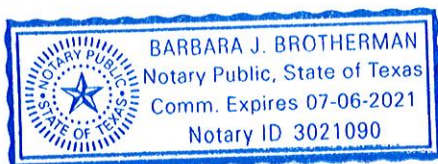
This instrument was executed before me on the 7th day of January, 2019 by
Patrick Hicks.

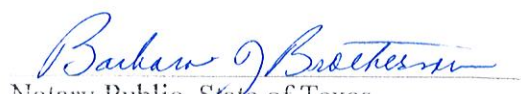



Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF Bexar §

This instrument was executed before me on the 7th day of January, 2019 by
Ocoee Hicks.




Notary Public, State of Texas

[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedicatory Instruments; and Limitation on Granting of Easements]

EXECUTED to be effective as of the date set forth above.

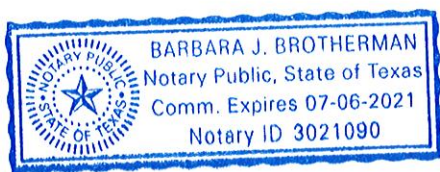
**OWNER OF LOT 11 at
313 Lantana Crossing:**

Turtle Lane Investments, Ltd.,

By: [Signature]
Name: H. Dale Kane
Title: President of Kane Kane Investments
It's general partner

STATE OF TEXAS §
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COUNTY OF Bexar §

This instrument was executed before me on the 3 day of January, 2019, by H. Dale Kane, the president of Kamp Kane, the general partner of Turtle Lane Investments, Ltd., on behalf of such limited partnership.



[Signature]
Notary Public, State of Texas

[Counterpart signature page to Notice of Addition of Land [Unit 9] to the Declaration for Lantana Ridge Unit 1; and Acknowledgement of Annexation and Dedicatory Instruments; and Limitation on Granting of Easements]

EXECUTED to be effective as of the date set forth above.

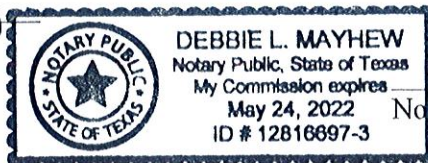
OWNER OF LOTS 23 and 24 at
735 and 379 Lantana Trace:

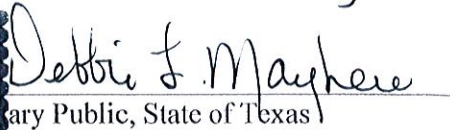

Name: Joel Spring


Name: Debbie Spring

STATE OF TEXAS §
 §
COUNTY OF COMAL §

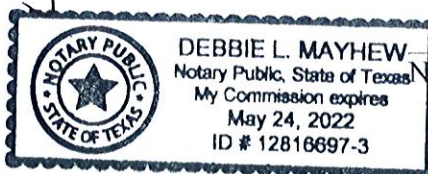
This instrument was executed before me on the 3 day of JANUARY, 2019, by
Joel Spring

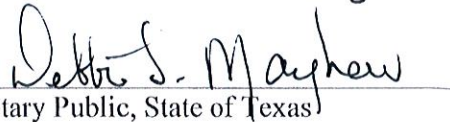



Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was executed before me on the 3 day of JANUARY, 2019, by
Debbie Spring




Notary Public, State of Texas

CONSENT AND SUBORDINATION

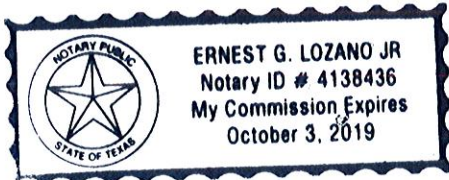
The undersigned LONE STAR NATIONAL BANK, as the holder of liens and security interests in and to certain portions of the Unit 9 Land, joins in the execution hereof to evidence its consent hereto and to subordinate its liens to the terms and conditions of the Declaration and the terms and conditions set forth herein and, specifically, acknowledges that the terms of the foregoing instrument shall continue in full force and effect notwithstanding a foreclosure of such liens.

LONE STAR NATIONAL BANK,

By: Margarita Ortiz
Name: Margarita Ortiz
Title: Senior Vice President

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 1 day of JANUARY, 2019, by MARGARITA ORTIZ, the Senior Vice President of LONE STAR NATIONAL BANK, LLC, a Texas limited liability company.



Ernest G. Lozano Jr.
Notary Public in and for the State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/10/2019 11:30:11 AM
JESSICA 11 Page(s)
201906001081



Bobbie Koepp