

**SCANNED**

**DECLARATION OF  
EXTENSION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CLEAR SPRINGS PARK SUBDIVISION**



THE STATE OF TEXAS     []  
                                      []  
COUNTY OF BEXAR        []

A L. BELL, INC., a Texas Corporation (referred to as "Developer"), recorded certain covenants, conditions, and restrictions on a 1209 more or less acre subdivision, known as Clear Springs Park Subdivision (referred to as "the Subdivision"), being Unit 1: Lots 1-11, Block 1, Lots 1-8, Block 3 and Lot 1, Block 5, shown on the plat recorded in **Volume 8600, Page 219**; Lots 12-16, Block 1, Lots 1-12, Block 2 and Lots 9-16, Block 3, shown on the plat recorded in **Volume 8600, Page 220**; Lots 13-21, Block 2, Lots 17-18, Block 3 and Lots 1-5 and 7-9, Block 4, shown on the plat recorded in **Volume 8600, Page 221**; Lot 6, Block 4, shown on the plat recorded in **Volume 8700, Page 66**; Lot 20, Block 1, shown on the plat recorded in **Volume 8700, Page 67**; Unit 1, Phase 2: Lots 22-24, Block 2 and Lots 10-12, Block 4, shown on the plat recorded in **Volume 9200, Page 225**; Unit 2, Phase 1: Lots 19-26, Block 3, Lots 2-11, Block 5 and Lots 3-9, Block 6, shown on the plat recorded in **Volume 9100, Page 137**; Unit 2, Phase 2: Lots 12-16, 18-24, and 25-29, Block 5 and Lots 10-17, Block 6, shown on the plat recorded in **Volume 9100, Page 138**; Unit 2, Phase 3: Lots 21-25, Block 1, shown on the plat recorded in **Volume 9100, Page 142**; Unit 2, Phase 4: Lots 1-4, Block 7, shown on the plat recorded in **Volume 9200, Page 14**; Unit 3, Phase 1: Lots 27-31, Block 3 and Lots 14-24, Block 4, shown on the plat recorded in **Volume 9200, Page 11**; Lots 25-28, Block 4, shown on the plat recorded in **Volume 9200, Page 12**; Lots 32-40, Block 3 and Lots 1-4, Block 8, shown on the plat recorded in **Volume 9200, Page 13**; Unit 3, Phase 2: Lots 29-33, Block 4, shown on the plat recorded in **Volume 9200, Page 15**; Unit 3, Phase 3: Lots 34



Declaration of Extension of Covenants, Conditions  
And Restrictions for Clear Springs Park Subdivision

and 37-38, Block 4, shown on the plat recorded in **Volume 9200, Page 16**; Unit 4: Lots 18-26, Block 6 and Lots 5-10, Block 7, shown on the plat recorded in **Volume 9200, Page 88**; Lots 50-52, 56-65, Block 3 and Lot 13, Block 7, shown on the plat recorded in **Volume 9200 Page 89**; Lots 41-49 and 53-55 Block 3 and Lots 14-16, Block 7, shown on the plat recorded in **Volume 9200, Page 90**. Unit 5: Lots 27-29, Block 6 and Lots 11-12, Block 7, shown on the plat recorded in **Volume 9400, Page 53**; Unit 5, Phase 2: Lots 1-12, Block 9 and Lot 1, Block 10, shown on the plat recorded in **Volume 9400, Page 228**; Unit 5, Phase 3: Lots 2-13, Block 10, shown on the plat recorded in **Volume 9500, Page 106**, plat records of Bexar County, Texas, and Deed Restrictions (referred to as "the restrictive covenants"), which imposed certain covenants, conditions, restrictions and easements on the lots for the benefit of the Subdivision; and

On or about September 13, 1991, the Clear Springs Park Property Owners Association, Inc. (referred to as "the Association") was created for the purpose of taking over the regulation of the Subdivision from the Developer as a property owners association, as that term is defined in Texas Property Code paragraph 202.001(2); and

The restrictive covenants run with the land until June 1, 2000; however, the record owners of a majority of the tracts subject to the restrictive covenants have the power through a duly recorded written instrument to extend the restrictive covenants for successive ten (10) year periods from and after June, 2000, pursuant to paragraph 15 of the restrictive covenants; and

The owners of a majority of the tracts in the Subdivision desire to extend the restrictive covenants for a ten (10) year period as reflected by the Ballots containing their signatures attached as Exhibit "A" and incorporated into this Declaration; and

Declaration of Extension of Covenants, Conditions  
And Restrictions for Clear Springs Park Subdivision

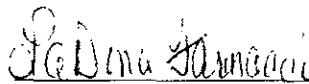
THEREFORE, the restrictive covenants are hereby extended from June 1, 2010 to June 1, 2020, and all of the lots in the Subdivision shall be held, sold and conveyed subject to all covenants, conditions, restrictions, easements, and terms, which are set forth in the restrictive covenants until June 1, 2020

**CONSENT AND WARRANTY**

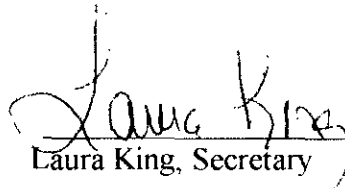
The President and Secretary of the Association execute this Declaration evidencing that the necessary owners of a majority of lots subject to the restrictive covenants have approved the extension of the restrictive covenants as evidenced by Exhibit "A" to this Declaration, to be effective on June 1, 2010.

EXECUTED this 9 Day of February 2010.

**CLEAR SPRINGS PARK  
PROPERTY OWNERS ASSOCIATION, INC.**



LaDona Farinacci, President



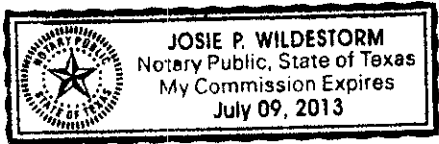
Laura King, Secretary

(Acknowledgments on next page)

Declaration of Extension of Covenants, Conditions  
And Restrictions for Clear Springs Park Subdivision

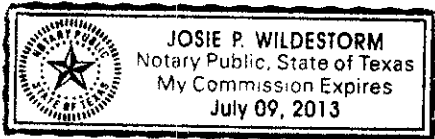
THE STATE OF TEXAS    []  
                                      []  
COUNTY OF BEXAR        []

This instrument was acknowledged before me on the   9   day of February 2010, by  
LaDona Farinacci, President of Clear Springs Park Property Owners Association, Inc., a Texas  
Non-Profit Corporation, on behalf of said corporation.



*Josie P. Wildestorm*  
\_\_\_\_\_  
Notary Public, State of Texas

This instrument was acknowledged before me on the   9   day of February 2010, by  
Laura King, Secretary of Clear Springs Park Property Owners Association, Inc., a Texas  
Non-Profit Corporation, on behalf of said corporation.



*Josie P. Wildestorm*  
\_\_\_\_\_  
Notary Public, State of Texas

After recording, please return to:

LaDona Farinacci  
3930 Mark Alan  
San Antonio, Texas 78261