

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

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

RECITALS

WHEREAS, A. L. Bell, Inc. was the owner of the real property known as Clear Springs Park, Units 1, 2, 3, 4, and 5, according to the maps or plats thereof recorded in Volume 8600, Pages 218-222; Volume 8700, Pages 66-67; Volume 9100, Pages 137-139, 142; Volume 9200, Pages 11-16, 88-90, 225; Volume 9400, Pages 53-54, 228; and Volume 9500, Page 106 of the Map Records of Bexar County, Texas (“Subdivision”); and

WHEREAS, certain restrictive covenants were recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk’s File Nos. 19800249247, 20120220445, 20140121011, 19810274222, 20060102319, 19912060911, 19950054193, and 20010116777 (collectively, “Restrictions”) and imposed certain covenants, conditions, restrictions, and easements that run with the land on the tracts for the benefit of the Subdivision; and

WHEREAS, the Clear Springs Park Property Owners Association, Inc. (“Association”) was created on or about September 13, 1991 for the purpose of taking over the regulation of the Subdivision from the developer, A.L. Bell, Inc. and to function as a property owners’ association as that term is defined in the Texas Property Code, Section 202.001(2); and

WHEREAS, the Restrictions, at paragraph 15, provide the owners of a majority of the tracts subject to the Restrictions shall have the power through a duly recorded written instrument to extend the Restrictions for successive ten-year periods from and after June 1, 2000; and

WHEREAS, the *Declaration of Extension of Covenants, Conditions and Restrictions for Clear Springs Park Subdivision*, recorded under Clerk’s File No. 19980170873 of the Official Public Records of Real Property of Bexar County, Texas, was duly approved by the owners of a majority of the tracts in the Subdivision to extend the Restrictions until June 1, 2010 (“First Extension”); and

WHEREAS, the *Declaration of Extension of Covenants, Conditions and Restrictions for Clear Springs Park Subdivision*, recorded under Clerk’s File No. 20100066641 of the Official Public Records of Real Property of Bexar County, Texas, was duly approved by the owners of a majority of the tracts in the Subdivision to extend the Restrictions until June 1, 2020 (“Second Extension”); and

WHEREAS, the undersigned, being the owners of a majority of the tracts subject to the Restrictions desire to extend the Restrictions for an additional ten-year period from June 1, 2020 until June 1, 2030.

NOW THEREFORE, as evidenced by the Ballots attached hereto, the owners of a majority of tracts in each respective unit in the Subdivision hereby declare the Restrictions applicable to each unit are extended from June 1, 2020 until June 1, 2030, and all of the tracts in the Subdivision shall be held, sold, and conveyed subject to all covenants, conditions, restrictions, easements, and terms, which are set forth in the Restrictions.

[Signature pages follow.]

