

AFTER RECORDING RETURN TO:

PHILLIP SCHMANDT
MCGINNIS LOCHRIDGE
1111 WEST 6th STREET, BLDG. B, SUITE 400
AUSTIN, TEXAS 78703

VERAMENDI

NOTICE OF SPECIAL COMMON AREA DESIGNATION

[RESIDENTIAL]

[PRECINCT 15B NEIGHBORHOOD 3]

(A Master Planned Community in Comal County, Texas)

Declarant: Veramendi Development Company, LLC, a Texas limited liability company

Cross reference: Veramendi Master Covenant [Residential] recorded as Document No. 201806003832, Official Public Records of Comal County, Texas, Notice of Applicability of Veramendi Master Covenant [Residential] [Precinct 15B Neighborhood 3], recorded as Document No. 202006025435, Official Public Records of Comal County, Texas and Development Area Declaration [Residential] [Precinct 15B Neighborhood 3] recorded as Document No. 202006025436, Official Public Records of Comal County, Texas.

VERAMENDI
NOTICE OF SPECIAL COMMON AREA DESIGNATION
[RESIDENTIAL]
[PRECINCT 15B NEIGHBORHOOD 3]

This Notice of Special Common Area Designation of Veramendi Master Covenant [Residential] [Precinct 15B Neighborhood 3] is made and executed by Veramendi Development Company, LLC, a Texas limited liability company (“**Declarant**”) and is as follows:

1. **Special Common Area.** The real property and related improvements described in “**Exhibit A**” attached hereto are hereby designated as Special Common Area for Precinct 15B Neighborhood 3.

2. **Special Common Area Assessments.** The Lots benefited by the Special Common Area and whose Owners are required to pay Special Common Area Assessments for the Special Common Area designated by this Notice are those listed on “**Exhibit B**” attached hereto.

3. **Miscellaneous.** This Notice constitutes a Notice of Special Common Area Designation under *Section 1.44* of the Master Covenant and for all other purposes set forth in the Master Covenant relating to Special Common Areas. Any capitalized terms used and not otherwise defined in this Notice shall have the meanings set forth in the Master Covenant.

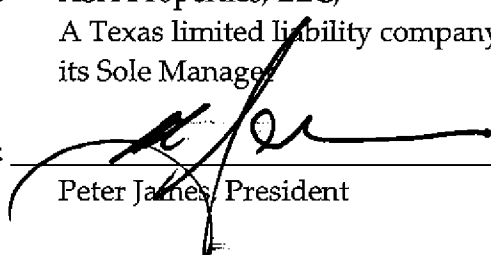
[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the 21 day of December, 2023.

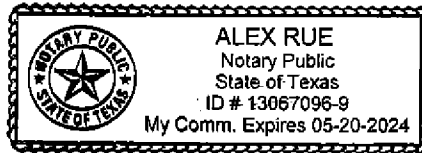
DECLARANT:

Veramendi Development Company, LLC
a Texas limited liability company

By: ASA Properties, LLC,
A Texas limited liability company,
its Sole Manager

By: 
Peter James, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §



This instrument was acknowledged before me on this 8 day of February 2024, Peter James, President of ASA Properties, LLC, a Texas limited liability company, the Sole Manager of Veramendi Development Company, LLC, a Texas limited liability company on behalf of said limited liability companies.

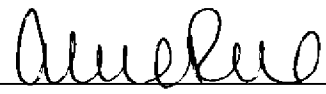

Notary Public, State of Texas

EXHIBIT A

**THE SPECIAL COMMON AREA FOR
PRECINCT 15B, NEIGHBORHOOD 3**

All of the following real property and related improvements:

1. The street and related improvements named Alta Circle depicted on the plat of Precinct 15B, Neighborhood 3, recorded as Document No. 202106003006 of the Official Public Records of Comal County, Texas and the following Lots depicted on such Plat:

Lot 1, Block 2,
Lot 900, Block 1,
Lot 902, Block 1,
Lot 903, Block 1
Lot 900, Block 2

2. The street and related improvements named Inner Path depicted on the plat of Precinct 15B, Neighborhood 3, recorded as Document No. 202106003043 of the Official Public Records of Comal County, Texas and the following Lots depicted on such Plat:

Lot 900, Block 3,
Lot 901, Block 1,
Lot 904, Block 1,
Lot 905, Block 1

3. The entrance way and gate systems connected to the streets designated above.
4. The perimeter fence surrounding all of the Lots depicted on the plats referenced above.

Exhibit A

VERAMENDI [PRECINCT 15B NEIGHBORHOOD 3]
NOTICE OF SPECIAL COMMON AREA DESIGNATION

EXHIBIT B

SPECIAL COMMON AREA ASSESSMENT LOTS

Lots 2-7, Block 1 and Lots 2-25, Block 2 of Precinct 15B, Neighborhood 3, according to the plat thereof recorded as Document No. 202106003006 of the Official Public Records of Comal County, Texas, and Lots 8-14, Block 1 and Lots 1-24, Block 3 of Precinct 15B, Neighborhood 3, according to the plat thereof recorded as Document No. 202106003043 of the Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
02/21/2024 09:31:18 AM
LAURA 5 Pages(s)
202406005149**



Bobbie Koepf

Exhibit B

VERAMENDI [PRECINCT 15B NEIGHBORHOOD 3]
NOTICE OF SPECIAL COMMON AREA DESIGNATION