

TERMINATION OF DEVELOPMENT AREA SUB-DECLARATION

This Termination of Development Area Sub-Declaration Instrument (the "Instrument") is executed this 29 day of December, 2023 by Vista Alta del Veramendi, LLC, a Texas limited liability company (the "Declarant").

Recitals

A. Declarant executed and recorded that certain Veramendi Development Area Sub-Declaration[Residential] [Precinct 15B Neighborhood 3] on July 1, 2020 which was recorded as Document No. 202006025583 of the Official Records of Comal County, Texas (the "Sub-Declaration").

B. The real property subject to the Sub-Declaration is governed by and subject to the 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 (collectively, the "Master Covenant").

C. Under Section 4.02 of the Sub-Declaration, the Declarant reserved the right to unilaterally terminate the Sub-Declaration.

D. The sub-association anticipated by the Sub-Declaration has not collected dues or otherwise transacted any business.


E. The Declarant wishes to terminate the Sub-Declaration.

Agreement

1. The Sub-Declaration is hereby terminated and of no further force or effect. All real property made subject to the Sub-Declaration is hereby forever released from the Sub-Declaration

2. This Instrument shall not be construed to modify, waive or alter the Master Covenant or its governance over the property originally subject to the Sub-Declaration.

Vista Alta del Veramendi, LLC,
a Texas limited liability company


By: Frederick W. Van Nest
Name: _____
Title: manager

THE STATE OF TEXAS §

COUNTY OF Laos §
 §

This instrument was acknowledged before me on this 9th day of January, 2023 by Frederick W. Van Nest of Vista Alta del Veramendi, LLC, a Texas limited liability company, on behalf of said limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
WENDY LACOME
Commission # 1137815
My Comm. Exp. April 20th 2026

Wendy Lacombe
Notary Public, State of Texas NEW MEXICO

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
02/21/2024 09:31:17 AM
LAURA 2 Pages(s)
202406005148



Bobbie Koepf