

COPY

Notice of Addition of Land

This instrument is made effective on the 22nd day of March, 2005 by Sandy Creek Investors, Ltd. ("Declarant"), a Texas limited partnership.

Declarant at one time was the sole owner of Northlake Hills, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 99, Page 129 of the Plat Records of Travis County, Texas (the "Subdivision").

The Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Northlake Hills Phase One, recorded in Volume 13001, Page 1151, Real Property Records of Travis County, Texas, and amendments to such Declaration recorded in Volume 13056, Page 1866, Volume 13061, Page 17, Volume 13391, Page 191, Real Property Records of Travis County, Texas and in Document No. 2002165619 and Document 2005009382, Official Public Records of Travis County, Texas. These documents collectively are referred to herein as the "CCRs".

The CCRs provide that Declarant has the right to bring additional land within the scope of the CCRs.

Declarant desires to add the following parcels of land to the property subject to the CCRs: Lots 1 through 6, inclusive, Northlake Hills Section Six, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200400291, Official Public Records of Travis County, Texas. These parcels are referred to herein as "Additional Land". As of the effective date of this instrument Declarant is the owner of Lots 1, 2, 5 and 6, Northlake Hills Section Six, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200400291, Official Public Records of Travis County, Texas. Jason K. Gotcher and wife, Laurie A. Gotcher are the owners of Lot 4, Northlake Hills Section 6, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200400291, Official Public Records of Travis County, Texas, and Sherry L. Short is the owner of Lot 3, Northlake Hills Section 6, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200400291, Official Public Records of Travis County, Texas. Therefore, Jason K. Gotcher and wife, Laurie A. Gotcher and Sherry L. Short are joining in execution of this instrument.

The Additional Land is hereby declared by Declarant to be a part of the property described in the CCRs and to be subject to the provisions of the CCRs, including, but not limited to, the terms contained hereinbelow:

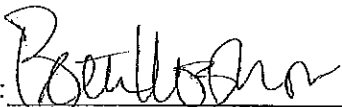
1. Definitions and Restrictive Covenants. All definitions and restrictive covenants contained in Articles I and II of the CCRs, as well as any amendments thereto, are incorporated in full by reference and shall become enforceable against and remain in force, as to the Additional Land.

2. Propertyowners' Association. Article IV of the CCRs is incorporated in full by reference herein. Each Owner (whether one or more persons or entities) of a Lot within the Additional Land shall, upon and by virtue of becoming such Owner, automatically become a Member of the Association in accordance with Article IV subjecting such Member to all rights and obligations therein.
3. Assessments. Article V of the CCRs is incorporated in full by reference herein. Declarant's designation therein of Assessment Units for particular Lots shall be determinative unless Declarant or the Propertyowners' Association modifies such determination in a Development Area Declaration or other subsequently recorded document as provided for in the CCRs.
4. Architectural Control Committee. Article VI of the CCRs is incorporated in full by reference herein. Each owner of Lots within the Additional Land shall be subject to the policies and procedures set forth therein.
5. Common Areas, Easements and Private Streets. Article VII of the CCRs is incorporated in full by reference herein.
6. General Provisions. Article VIII of the CCRs is incorporated in full by reference herein.
7. Covenants Run with the Land. The restrictive covenants and covenants for assessments contained in the CCRs shall run with the Additional Land and shall be binding on all parties having or acquiring any right, title or interest in the Additional Land or any part thereof and their heirs, successors, legal representatives and assigns. The restrictive covenants and covenants for assessments may be enforced by the Association using the means set forth in enforcement in the CCRs.
8. Multiple Counterparts. This instrument may be signed in multiple counterparts and each counterpart shall have the same effect and dignity as the original.

Executed to be effective as of the 22nd day of March, 2005.

Sandy Creek Investors, Ltd.,
a Texas limited partnership

By: Impact Business Management, Inc.,
a Texas corporation, its General Partner

By: 
Joseph S. Woskow, President,
acting herein by and through his
attorney-in-fact, Beth M. Woskow

Jason K. Gotcher
Jason K. Gotcher

Laurie A. Gotcher
Laurie A. Gotcher

Sherry L. Short *gpg*
Sherry L. Short

State of Texas

County of Travis

24th
This instrument was acknowledged before me on the 24th day of March, 2005 by Beth Woskow as attorney in fact for Joseph S. Woskow, President of Impact Business Management, Inc., a Texas corporation, on behalf of the corporation, as General Partner of Sandy Creek Investors, Ltd., a Texas limited partnership, on behalf of the partnership.

Elizabeth Garcia
Notary Public, State of Texas

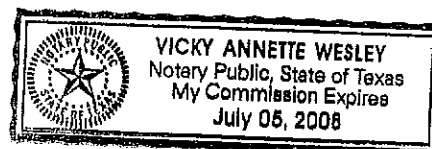


State of Texas

County of ~~Travis~~ *WILLIAMSON* *W.W.*

April W.W.
This instrument was acknowledged before me on the 22 day of ~~March~~, 2005 by Jason K. Gotcher.

Vicky Annette Wesley
Notary Public, State of Texas



Jason K. Gotcher

Laurie A. Gotcher

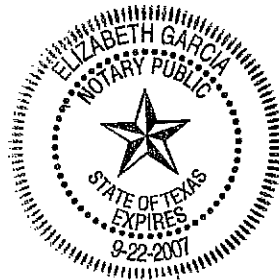
Sherry L. Short
Sherry L. Short

State of Texas

County of Travis

This instrument was acknowledged before me on the 24 day of March, 2005 by Beth Woskow as attorney in fact for Joseph S. Woskow, President of Impact Business Management, Inc., a Texas corporation, on behalf of the corporation, as General Partner of Sandy Creek Investors, Ltd., a Texas limited partnership, on behalf of the partnership.

Elizabeth Garcia
Notary Public, State of Texas



State of Texas

County of Travis

This instrument was acknowledged before me on the ____ day of March, 2005 by Jason K. Gotcher.

Notary Public, State of Texas

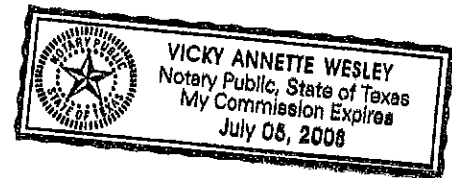
State of Texas

County of ~~Travis~~

V.W.
WILLIAMSON

April
This instrument was acknowledged before me on the 22 day of ~~March~~, 2005 by Laurie A. Gotcher.

Vicky Annette Wesley
Notary Public, State of Texas



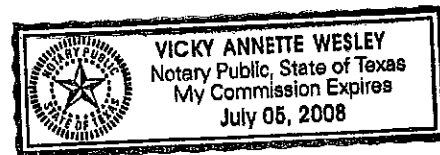
State of Texas

County of ~~Travis~~

V.W.
WILLIAMSON

April
This instrument was acknowledged before me on the 22 day of ~~March~~, 2005 by Sherry L. Short.

Vicky Annette Wesley
Notary Public, State of Texas



f:\users\andrea\03-nlh.ah

~~AFTER RECORDING RETURN TO:~~

State of Texas

County of Travis

This instrument was acknowledged before me on the ____ day of March, 2005 by Laurie A. Gotcher.

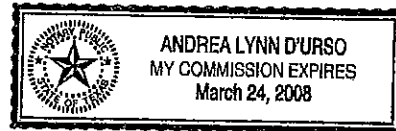
Notary Public, State of Texas

State of Texas

County of Travis

This instrument was acknowledged before me on the 6 day of ^{April}~~March~~, 2005 by Sherry L. Short.

Andrea L. D'Urso
Notary Public, State of Texas



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AFTER RECORDING RETURN TO:

Sandy Creek Investors
P.O. Box 42933
Austin TX 78703

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Apr 25 02:53 PM 2005071088

HAYWOODK \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

**ORIGINAL
FILED FOR RECORD**