

STATE OF TEXAS §

COUNTY OF KENDALL §

**NOTICE OF NEIGHBORHOOD DESIGNATION  
FOR  
ESPERANZA**

*(Esperanza, Phase 1, Block 6, Lots 1 – 26)*

**Document reference.** Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Esperanza, Phase 1 – Amended and Restated 2015, filed at Document # 00296285 Vol. 1489, Pg. 53 in the Official Public Records of Kendall County, Texas (together with all supplements and amendments, the “**Declaration**”).

WHEREAS owners of lots subject to the Declaration are automatically made members of Esperanza Community Association, Inc. (the “**Association**”);

WHEREAS Lookout Development Group, L.P. (the “**Declarant**”) holds declarant rights under the Declaration for the Esperanza subdivision;

WHEREAS Section 5.06(A) of the Declaration authorizes the Declarant to designate one or more Neighborhoods within the Esperanza subdivision, with the affected lots receiving additional benefits and services from the Association in exchange for an obligation to pay additional assessments to the Association; and

WHEREAS the Declarant desires to designate a Neighborhood for the Esperanza subdivision as provided below;

THEREFORE the Declarant does hereby give notice of the creation of the following Neighborhood.

**Neighborhood Name:** Encinal Gardens

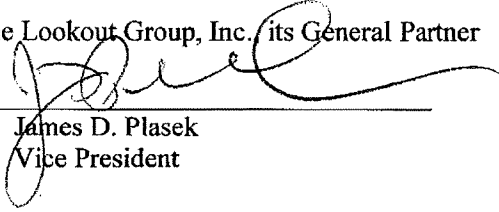
**Neighborhood Lots:** Lots 1 – 26, Block 6, Phase 1, Esperanza, according to the plat of record in document # 00290864, Vol. 7, Page 324, Official Public Records of Kendall County, Texas.

**Additional Benefits and Services:** Lawn maintenance as further described in **Exhibit A**.

**Neighborhood Assessments:** The costs of the Additional Benefits and Services shall be charged as a Neighborhood Assessment against all of the Neighborhood Lots, as provided in Section 5.06 of the Declaration. The initial Neighborhood Assessment for Lots in Encinal Gardens shall be \$150 per month. The Board shall adjust the Neighborhood Assessment from time to time as further described in the Declaration.

LOOKOUT DEVELOPMENT GROUP, L.P.

By: The Lookout Group, Inc. its General Partner

  
\_\_\_\_\_  
By: James D. Plasek  
Title: Vice President

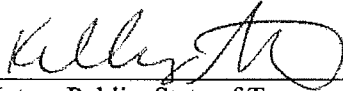
**Acknowledgement**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was executed before me on the 7th day of January, 2016, by James D. Plasek in the capacity stated above.



  
\_\_\_\_\_  
Notary Public, State of Texas



## Landscape Maintenance Program

SERVICES	FREQUENCY												TOTAL
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
MOW, EDGE, WEED-EAT, PICK-UP BOTTLES, CANS, PAPERS IN GRASS/BEDS, POWER BLOW WALKS / CURB	2	2	~	W	E	E	K	L	Y	~	2	2	
WEED ALL BEDS	1	1	1	1	1	1	1	1	1	1	1	1	
MAJOR TRIM OF SHRUBS AND PLANT MATERIAL			1							1			
TOP AND FACE SHRUBS AND PLANT MATERIAL				1	1	1	1	1	1				
CULTIVATE BEDS	1			1			1			1			
CHEMICALLY TREAT WEEDS IN CONCRETE / ASPHALT AREAS													As Needed
REMOVE SUCKERS FROM TREES 6 FEET AND UNDER													As Needed
TURF FERTILIZATION			1							1			
SHRUB FERTILIZATION			1							1			
COLOR INSTALLATION					1						1		
ANT INSECTICIDE													As Needed
CREPE MYRTLES PRUNED BACK		1											
TURF PRE-EMERGENT WEED CONTROL										1			
TURF POST-EMERGENT WEED CONTROL				1									
RE-MULCH OF EXISTING FRONT YARD BEDS										1			

**After recording, please return to:**

Nieman & Heyer, L.L.P.  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

File Server:CLIENTS:Esperanza Community:NoticeOfNeighborhoodDesignation12-15.doc

Filed & Recorded in:

**KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK**

01/07/2016 03:40PM

Document Number : 00298584  
Total Fees : \$38.00

Receipt Number - 62333  
By Deputy: Paula Pfeiffer

This Document has been electronically received by this  
Office for Recording into the Official Public Records.

We do hereby swear that we do not discriminate due to  
Race, Creed, Color, Sex or National Origin.

STATE OF TEXAS, COUNTY OF KENDALL  
I hereby certify that this instrument was e-filed in File  
Number Sequence on the date and at the time stamped  
hereon and was duly recorded in the OFFICIAL RECORDS  
Records of Kendall County, Texas on

01/07/2016  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: Paula Pfeiffer Deputy