
RESOLUTION OF ANNEXATION

1. WHEREAS the Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for THE VILLAS AT EAGLE'S BLUFF, were recorded in the Cherokee County Real Property Records in file Volume 1883, Page 787, Document Number 00571043;
2. WHEREAS, pursuant to Article XI, the declarant maintains unilateral right to change or amend the Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for THE VILLAS AT EAGLE'S BLUFF, until the date Declarant initially sold all of the property;
3. WHEREAS the Declarant has not sold all lots, thus has the unilateral right to change or amend the Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for THE VILLAS AT EAGLE'S BLUFF;
4. WHEREAS, THE VILLAS AT EAGLE'S BLUFF, through the declarant, has requested to be annexed into EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC.;
5. THEREFORE, it is resolved that, pursuant to the Declarant's unilateral right, EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., hereby annexes THE VILLAS AT EAGLE'S BLUFF, and such subdivision is hereby subject to the following:
 - a. First Amended Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., were recorded in the Cherokee County Real Property Records in file 00637130, and all obligations thereto;
 - b. Second Amended Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., were recorded in the Cherokee County Real Property Records in file 00653510, and all obligations thereto;
 - c. Third Amended Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., were recorded in the Cherokee County Real Property Records in file 00665601, and all obligations thereto; and
 - d. Fourth Amended Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., were recorded in the Cherokee County Real Property Records in file 201801000040207, and all obligations thereto.
6. THEREFORE, it is further resolved that any covenant, right, obligation, and duty imposed upon lots and/or units located in THE VILLAS AT EAGLE'S BLUFF are hereby transferred to EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., and Declarant and the duly elected board of directors agrees that EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., will accept such obligations, Covenants, and rights.

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Approved by:

Steven C. Plybor
Declarant

STATE OF TEXAS

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COUNTY OF CHEROKEE



BEFORE ME, the undersigned authority, on the 20 day of December, 2022, personally appeared, Steven C. Plybor, to me known to be the Declarant for THE VILLAS AT EAGLE'S BLUFF, and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.

Sarah Jane Geesing
Notary Public, State of Texas

My Commission Expires: 02-26-2024

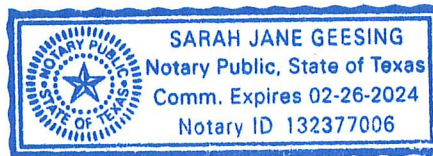
Approved by:

Randy C. Hopmann
Board of Directors Representative

STATE OF TEXAS

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COUNTY OF CHEROKEE



BEFORE ME, the undersigned authority, on the 15 day of December, 2022, personally appeared, Randy C. Hopmann, to me known to be the Declarant and/or member of the Board of Directors for EAGLE'S BLUFF COMMUNITY ASSOCIATION, INC., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.

Sarah Jane Geesing
Notary Public, State of Texas

My Commission Expires: 02-26-2024

Approved by:

Steven C. Plybor
Declarant

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Filed for Record in:
Official Public Records
Cherokee County

On: Jan 03, 2023 at 12:58P

As a
Recording

Document Number: 00719801

By:
Patty Miller,
Deputy

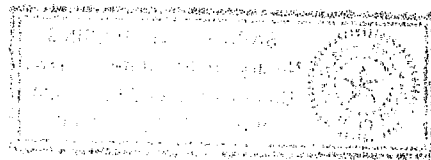
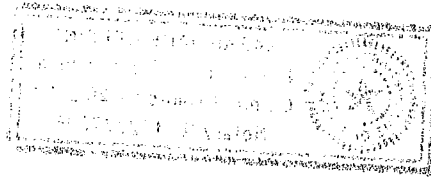
STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument
was filed on the date and time stamped
hereon by me and was duly recorded in
the volume and page of the named
records of:

Cherokee County
as stamped hereon by me.

Jan 03, 2023

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County



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