

BILL & RETURN TO:  
LAWYERS TITLE CO.  
GF# 509722 -CF

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**DECLARATION OF COVENANTS AND RESTRICTIONS OF  
HORSE HAVEN ESTATES SUBDIVISION, PHASE THREE**

THE STATE OF TEXAS                   §  
   §  
COUNTY OF BRAZOS                   §

WHEREAS, OAKWOOD CUSTOM HOMES GROUP, LTD., a Texas limited partnership ("Developer and/or Declarant"), is the owner of the subdivision in the City of College Station, Brazos County, Texas, known as HORSE HAVEN ESTATES SUBDIVISION, PHASE THREE (herein sometimes called "Horse Haven" or "Subdivision"), being more particularly described on the Plat recorded in Volume 7901, Page 165 of the Official Records of Brazos County, Texas.

WHEREAS, Developer desires to create and carry out an organized and uniform plan for the improvement, development, sale, and possession of all the numbered lots in any other Phase of the said Subdivision, such phase being Horse Haven Estates Subdivision, Phase Three, as per the Plat recorded in Volume 7901, Page 165, Official Records of Brazos County, Texas, for the benefit of present and future owners of the Subdivision;

WHEREAS, Developer has filed a Declaration of Covenants and Restrictions in Volume 7872, Page 283, Official Records, Brazos County, Texas, covering or pertaining to Horse Haven Estate Subdivision, Phase Two, and hereinafter referred to as Existing Declaration;

WHEREAS, the Existing Declaration allows for additional Phases to be brought within the Existing Declaration filed in Volume 7872, Page 283, Official Records of Brazos County, Texas, but supplemented Declarations;

NOW, THEREFORE, Declarant hereby adopt and establish the following reservations, restriction, covenants, and easements to apply to (a) the use, maintenance, occupancy, preservation of value and conveyance of all said number lots in Horse Haven Estate Subdivision, Phase Three and (b) to use in each contract or deed, which may be executed, delivered and accepted conveying any Lot in Horse Haven Estate, Phase Three. By acceptance of a contract, deed, or other conveyance therefore, whether, or not it shall be so expressed in the deed or other conveyance, each lot owner in Horse Haven Estate Subdivision, Phase Three as per the plat recorded in Volume 7901, Page 165, shall be deemed to covenant and agree to the reservation, restrictions, covenants and easements, recorded in Volume 7872, Page 283, Official Records of Brazos County, Texas, regardless of whether or not such reservation, restrictions, covenants and easements or set out in full or referenced in said contract or deed, and the Declarations filed in Volume 7872, Page 283, shall apply to all of the Lots in Horse Haven Estates, Phase Three as if Horse Haven Subdivision, Phase III, was originally included in the Existing Declarations.

This Agreement shall be binding upon the heirs, successors and assigns of the owner of each and every Lot located in Horse Haven Estate Subdivision, Phase Three, as per the Plat, recorded in Volume 7901, Page 165, Official Records of Brazos County, Texas.

