

Attention: Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
PO Box 13941 (MC 332-10)  
Austin, TX 78711-3941

The Estates of Brentwood wants to register for the Quantifiable Community Participation.

Organization name: Estates of Brentwood  
City: Austin TX  
Zip Code: 78726

Members information...

Name:	Patrick O'Rourke	John Ryder
Address:	11304 Rockwell Court	11308 Cezanne Street
Phone #:	512.659.4610	512.257.7370
Email:	<a href="mailto:jjj11304@yahoo.com">jjj11304@yahoo.com</a>	<a href="mailto:jtraustin@aol.com">jtraustin@aol.com</a>

**Estates of Brentwood**

Laurel Creek Dr

Canchos Trail

Antler Ln

Fence

Mattise Trail

Cezanne St

Centennial Trail

Rockwell Ct

Bristle Oak Trail

Sweetwater

Star View Trail

Sandstone Trail

Sierra Blanca St

Randy Rd  
Anderson Mill Rd

Catskill Trail

Opal Trail

Centennial Trail  
Anderson Mill Rd

Glass Mountain Trail

Taterwood Dr

Mesa Rosa Mexican 1

Pecan Creek Pkwy

Tall Oak Trail

Center

Glass

Taterw

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NO

# DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ESTATES OF BRENTWOOD

THIS DECLARATION is made on the date hereinafter set forth by Rockledge, Inc., hereinafter referred to as the "Declarant".

## WITNESSETH

WHEREAS, the Declarant is the owner of certain real property in Travis County, Texas, which is described in Exhibit "A" attached hereto and made a part hereof.

WHEREAS, the Declarant desires to create an exclusive subdivision known as Estates of Brentwood.

NOW THEREFORE, the Declarant declares that the Property shall be held, sold and conveyed subject to the restrictions, covenants and conditions declared below, which shall be deemed to be covenants running with the land and imposed on and intended to benefit and burden each Lot and other portions of the Property in order to maintain within the Property a subdivision of high standards. Such covenants shall be binding on all parties having any right title or interest therein or any party thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each Owner.

## ARTICLE I Definitions

Section 1. "Property" shall mean and refer to the real property described in Exhibit "A", including, Lot 37, Block C and Lots 7, 14, 17 and 20, Block C of Estates of Brentwood.

Section 2. "Association" shall mean and refer to Estates of Brentwood Homeowners' Association, Inc., a Texas not-for profit corporation established for the purpose set forth herein.

Section 3. "Lot" shall mean and refer to any plot of land indicated upon the recorded subdivision Plat of the Property or any part thereof creating single-family homesites, with the exception of the Common Areas and areas deeded to a governmental authority or utility, together with all improvements thereon.

Section 4. "Unit" shall mean and refer to any residential dwelling situated upon any Lot.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Rockledge, Inc., its successors and assigns who are designated as such in writing by the Declarant, and who consent in writing to assume the duties and obligations of the Declarant with respect to the Lots acquired by such successor or assigns.

Section 7. "Common Areas" shall mean and refer to that portion of the Property conveyed to the Association for the use and benefit of the Owners, including the following: Lot 1, Block A (private park/greenbelt) and, Lots 28 and 29, Block C (water quality pond and drainage) as shown on the Plat.

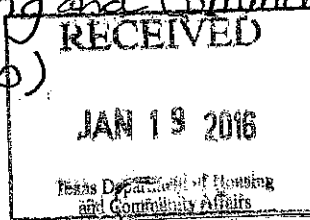
Section 8. "Common Maintenance Areas" shall mean and refer to the Common Areas, and the entrance monuments, drainage facilities, detention ponds, right-of-way landscaping, landscape easements and such other areas as deemed appropriate by the Board of Directors of the Association for the preservation, protection and enhancement of the property values and the

O'Rourke  
11304 Rockwell Ct  
Austin, TX 78726

AUSTIN TX 787  
RIO GRANDE DISTRICT  
15 JAN 2016 PM 5 L



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