



AFTER RECORDING RETURN TO:

**ROBERT D. BURTON, ESQ.
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AUSTIN, TEXAS 78701
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**SONTERRA WEST
NOTICE OF SERVICE AREA DESIGNATION**

SERVICE AREA FOR SANDSTONE ACCESS EASEMENT

Declarant: SONWEST CO., a Texas corporation

Cross reference to Sonterra West Master Covenant, recorded as Document No. 2013035848 in the Official Records of Williamson County, Texas, and the Sonterra West Amended and Restated Development Area Declaration, recorded as Document No. 2017035303 in the Official Records of Williamson County, Texas.

**SONTERRA WEST
NOTICE OF SERVICE AREA DESIGNATION
SERVICE AREA FOR SANDSTONE ACCESS EASEMENT**

This Notice of Service Area is made and executed by SONWEST CO., a Texas corporation ("Declarant"), and is as follows:

1. **Designation of Service Area.** This notice is filed with respect to Lots 1 thru 24, Block A, in Sonterra West, Phase IIB-1, a subdivision located in Williamson County, Texas according to the map or plat recorded in Cabinet BB, Slides 221-223 of the Plat Records of Williamson County, Texas (the "Service Area Lots").

Pursuant to *Section 2.04(a)* of that certain Sonterra West Master Covenant, recorded as Document No. 2013035848 in the Official Records of Williamson County, Texas, as may be amended (the "Covenant"), Declarant has retained the right to designate one or more Service Areas (by name or other identifying designation) as Declarant deems appropriate. Declarant hereby designates the Service Area Lots (subject to Paragraph 2 below) as **SERVICE AREA FOR SANDSTONE ACCESS EASEMENT**.

2. **Services.** **SERVICE AREA FOR SANDSTONE ACCESS EASEMENT** is formed to permit the Service Area Lots to receive certain benefits and/or services from the Association which are not provided to all Lots. Specifically, it is presently anticipated that these services will include the services set forth on Exhibit "A" (the "Services").

3. **Easement.** An easement over and across each Service Area Lot is hereby reserved on behalf of the Association for the purpose of providing the Services. Each Owner of a Service Area Lot acknowledges and agrees that the Services will be provided exclusively by the Association, unless the Board of the Association relinquishes such rights in a written instrument recorded in the Official Records of Williamson County, Texas. Service Area Assessments will be levied against the Service Area Lots to fund Service Area Expenses as more particularly described in the Covenant.

4. **Covenants Running with the Land.** The obligations and easements set forth herein shall be covenants running with each Service Area Lot and it is hereby declared: (i) that each of the Service Area Lots will be held, sold, conveyed, and occupied subject to the forgoing conditions, easements and restrictions which shall run with each Service Area Lot and shall be binding upon all parties having right, title, or interest in or to a Service Area Lot or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof; (ii) that each contract or deed which may hereafter be executed with regard to a Service Area Lot, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the foregoing conditions, easements and restrictions, regardless of whether or not the same are set out in full or by reference in said contract or deed; and (iii) that this notice shall supplement and be in addition to the covenants, conditions, and restrictions of the Covenant.

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5. **Commencement of Services.** The Association may commence to provide Services to and levy Service Area Assessments against any Service Area Lot upon the recordation of this Notice of Service Area.

6. **Miscellaneous.** This notice constitutes the notice contemplated by *Section 2.04(a)* of the Covenant. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Covenant.

EXECUTED to be effective as of the 8th day March, 2019 (the "Effective Date").

[SIGNATURE PAGE FOLLOWS]

DECLARANT:

SONWEST CO., INC., a Texas corporation

By: *Andrew Bilgic*
 Printed Name: Andrew Bilgic
 Title: V.P.

THE STATE OF TEXAS §
 §
 COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me, the undersigned notary public, this
4th day of FEBRUARY, 2019, by Andrew Bilgic, Vice President of
 SonWest Co., Inc., a Texas corporation, on the behalf of the corporation.

Thomas Slowbe
 Notary Public, State of Texas

(seal)

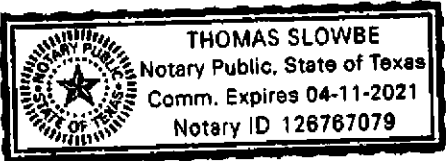


EXHIBIT A**DESCRIPTION OF SERVICES**

Services, as detailed below, will be performed by the Association on the Variable Width Access Easement shown over and across portions of all or some of Lots 1 thru 24, Block A, in Sonterra West, Phase IIB-1, a subdivision located in Williamson County, Texas according to the map or plat recorded in Cabinet BB, Slides 221-223 of the Plat Records of Williamson County, Texas.

In the event of any disagreement regarding what constitutes the Variable Width Access Easement, the determination of the Association or its designee will be final. The Board, in its sole discretion, may, from time to time and at any time, make deletions, modifications, and changes to any of the Services being provided to the Service Area Lots. Notwithstanding any provision or description of Services herein to the contrary, Services will be provided in accordance with any applicable agreements with or requirements imposed by governmental or regulatory authorities.

Services:

1. Maintain, repair, and replace paved surfaces and underlying components of the parking area and drive.
2. Maintain, repair, and replace concrete gutters, swales, curbs, if any, of the parking area and drive.
3. Improve the Variable Width Easement by paving additional areas to create additional parking spaces.
4. Maintain, repair, and replace the mailboxes and other shared components in the Variable Width Easement.
5. Maintain, repair, replace and, if necessary, irrigate, the landscaping on the Variable Width Access Easement.
6. Remove litter and debris from the Variable Width Easement.

Other than the Services allocated to the Association herein, the Sonterra West Master Covenant, recorded as Document No. 2013035848, and the Sonterra West Amended and Restated Development Area Declaration, recorded as Document No. 2017035303, both in the Official Records of Williamson County, Texas, shall control as to the allocation of all maintenance of the Service Area Lots.

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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03/08/2019 12:19 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas