

**DECLARATION OF INTENT TO
TERMINATE DEVELOPER CONTROL PERIOD**

DOUBLE R RANCH OWNERS' ASSOCIATION, INC.

UNITS I-II-III-IV-V-VI-VII

This Declaration is executed by **BOB A. ROBERTS, SR.**, President of **Planned Properties, Inc.**, (the "Developer") a Texas corporation, and is effective as of the 13th day of September, 2016.

WITNESSETH:

WHEREAS, Developer has planned and built a real estate community in Bandera County, Texas, known as "Bander River Ranch", more particularly described as Bandera River Ranch Units, I, II, III, but excluding Block I of Unit III, IV, V, VI and VII, according to the Maps and Plats thereof recorded in the Office of the County Clerk of Bandera County, Texas (the "Subdivision" or "Development"); and

WHEREAS, Developer has filed Covenants and Restrictions (the "Covenants") for the Development, the same having been filed in the Official Public Records of Bandera County, Texas in Volume 152, Page(s) 588-599, filed of records on April 16, 1973, (Unit I); in Volume 164, Page (s) 507-533, filed of record on July 22, 1975 (Units II-III); Volume 178, Page(s) 210-244, filed of record on December 1, 1977 and as amended in Volume 0455, Page 455 (Units IV-V-VI-VII);

WHEREAS, Developer is named as "Developer" in the Covenants and Restrictions; and

WHEREAS, Developer has organized the **DOUBLE R RANCH OWNERS' ASSOCIATION, INC.** (the "Association"), and whereas By-laws have been written and approved; and

WHEREAS, Developer now considers it appropriate to terminate the Developer Control Period as defined in the Covenants and transfers the authority for management and operation of the Development to the Association:

NOW THEREFORE, in consideration of the foregoing, the undersigned, **BOB A. ROBERTS, SR.**, acting as President of **PLANNED PROPERTIES, INC.**, pursuant to the Covenants and the By-laws of the Association, does hereby declare the Developer Control period of **PLANNED PROPERTIES, INC.**, to be terminated as of the effective date hereof, and do hereby assign, transfer and convey unto the Association all rights, powers and authority reserved to the Declarant in the Covenants and By-laws. All matters concerning the management, operation and supervision of the Development and the common areas, including control of the Association's Architectural Control Committee (the "ACC") shall henceforth be under the supervision and control

of the Association and its Board of Directors, who shall be duly elected pursuant to the terms of the By-laws.

Notwithstanding the aforementioned, Developer retains its reservations of Utilities, Utility Easements, and its Reserved Properties as defined in the Covenants.

Executed this 13th day of September 2016, and to be effective as of the 13th day of September 2016.

PLANNED PROPERTIES, INC.

By: Bob A Roberts Sr
BOB A. ROBERTS, SR., PRESIDENT

(Corporate Acknowledgment)

STATE OF TEXAS §

COUNTY OF BANDERA §

This instrument was acknowledged before me on the 13 day of Sept, 2016, by BOB A. ROBERTS, SR., President of PLANNED PROPERTIES, INC., a Texas corporation, on behalf of said corporation.

Virginia Tomasello
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:

CHRISTOPHER J. WEBER, LLC
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Hand Delivered To:
Karen Brucks