

**AFTER RECORDING RETURN TO:**  
FRANK O. CARROLL III  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
EMAIL: [focarroll@winstead.com](mailto:focarroll@winstead.com)



# HOMEOWNERS' ASSOCIATION OF SOUTHERN POINTE, INC.

## NOTICE OF APPLICABILITY

[RESIDENTIAL] [SEC. 111]

**DECLARANT:** BV SOUTHERN POINTE DEVELOPMENT, INC., a Texas corporation

Cross reference to that certain (i) Southern Pointe Amended and Restated Master Covenant [Mixed-Use], recorded as Document No. 1485065 in the Official Public Records of Brazos County, Texas, as amended; and (ii) Southern Pointe Development Area Declaration [Residential], recorded as Document No. 1485110 in the Official Public Records of Brazos County, Texas, as amended; and (iii) Bylaws of Homeowners' Association of Southern Pointe, Inc., recorded under Document No. 1485037 in the Official Public Records of Brazos County, Texas, as amended.

**HOMEOWNERS' ASSOCIATION OF SOUTHERN POINTE  
NOTICE OF APPLICABILITY  
[RESIDENTIAL] [SEC. 111]**

This Notice of Applicability (this "Notice") is made and executed by **BV SOUTHERN POINTE DEVELOPMENT, INC.**, a Texas corporation ("Declarant"), and is as follows:

1. **Applicability of Master Covenant.** This Notice of Applicability is filed with respect to Section *Sec. 111*, of Southern Pointe, a subdivision located in Brazos County, Texas, according to the map or plat recorded in Volume 18657, Page 120 in the Official Public Records of Brazos County, Texas (collectively, the "**Development Area**"). Pursuant to that certain Southern Pointe Amended and Restated Master Covenant [Mixed-Use], recorded as Document No. 1485065, in the Official Public Records of Brazos County, Texas, as amended (the "**Covenant**"), Declarant served notice that portions of the Property described on Exhibit "A" to the Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant.

2. **Applicability of Development Area Declaration.** Pursuant to the Covenant and to that certain Southern Pointe Development Area Declaration [Residential], recorded as Document No. 1485110 in the Official Public Records of Brazos County, Texas, as amended (the "**Development Area Declaration**"), Declarant served notice that portions of the Property described on Exhibit "A" to the Covenant, upon the Recording of appropriate Notices of Applicability from time to time, may be subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of a Development Area Declaration. Pursuant to this Notice, the Development Area is subject to the terms and provisions of the Development Area Declaration.

3. **Applicability of Bylaws.** Pursuant to the Covenant and to that certain Bylaws of Homeowners' Association of Southern Pointe, Inc., recorded under Document No. 1485037 in the Official Public Records of Brazos County, Texas, as amended (the "**Bylaws**"), Declarant served notice that portions of the Property described on Exhibit "A" to the Community Covenant, upon the Recording of appropriate notices of applicability from time to time, may be governed by and fully subjected to the covenants, conditions and restrictions of the Community Covenant. Pursuant to this Notice, the Development Area is subject to the covenants, conditions and restrictions of the Community Covenant.

4. **Development Area.** The Development Area described and identified in *Paragraph 1* hereinabove will constitute one of the Development Areas that is permitted, contemplated and defined under the Covenant.

5. **Property Incorporated into Development.** The provisions of the Covenant, the Development Area Declaration, and the Bylaws shall apply to the Development Area. The

Development Area is hereby included within and made a part of the Development, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Covenant, the Development Area Declaration, and the Bylaws.

6. **Miscellaneous.** This Notice constitutes a Notice of Applicability under *Section 9.5* of the Covenant. This Notice, to the extent required, shall be considered an amendment to the Covenant. Any capitalized terms used and not otherwise defined in this Notice shall have the meanings set forth in the Covenant.

*[Signature Page Follows]*

EXECUTED to be effective as of the date this instrument is Recorded.

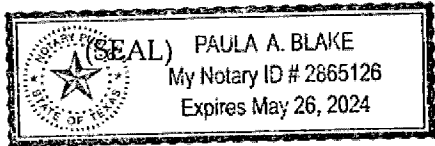
**DECLARANT:**

**BV SOUTHERN POINTE DEVELOPMENT, INC,**  
a Texas corporation

By: Vicki Hillert  
Name: Vicki Hillert  
Title: Secretary

THE STATE OF TEXAS                   §  
   §  
COUNTY OF Brazos                   §

This instrument was acknowledged before me on July 18, 2023, by  
Vicki Hillert, Secretary of BV Southern Pointe  
Development, Inc., a Texas corporation, on behalf of said corporation.



Paula Blake  
Notary Public Signature

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1507180  
Volume : 18740  
ERecordings - Real Property

Recorded On: July 18, 2023 01:02 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

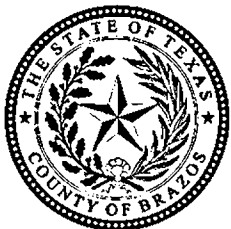
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1507180  
Receipt Number: 20230718000064  
Recorded Date/Time: July 18, 2023 01:02 PM  
User: Thao C  
Station: CCLERK06

**Record and Return To:**

Simplifile  
5072 NORTH 300 WEST  
PROVO UT 84604



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX