

\$ 8,000 GF# 032A  
MISSION TITLE, LP



**ANNEXATION AND  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**FOR**

**MEADOWS OF COPPERFIELD, UNIT 2**

**THIS IS A COMPREHENSIVE LEGAL DOCUMENT, WHICH PROVIDES FOR THE  
IMPOSITION OF MANDATORY HOMEOWNER ASSESSMENTS. THIS ANNEXATION  
AND DECLARATION IS BINDING UPON ALL FUTURE OWNERS IN THIS  
SUBDIVISION.**



**ANNEXATION AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS  
AND RESTRICTIONS**

KNOW ALL MEN by these presents that OBRA HOMES, INC., a Texas corporation, as Declarant, acting by and through duly authorized persons and officers (sometimes hereinafter referred to as "Declarant"), being the sole owner of that certain land described as follows:

Lots 1 through 4 of Block 7, Lots 9 through 27 of Block 8, Lots 9 through 20 of Block 9, Lots 19 through 25 of Block 10 and Lots 1 through 5 of Block 11, in MEADOWS OF COPPERFIELD, Unit 2, according to plat therefore recorded in Volume 9561 at Page 87 of the Deed and Plat Records of Bexar County, Texas;

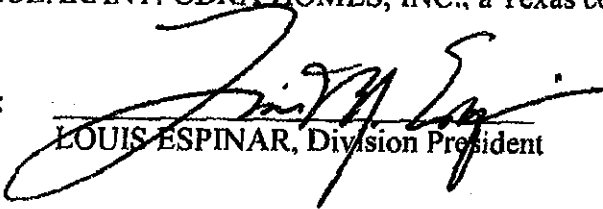
and desiring to establish and carry out a uniform plan for the use, occupancy, ownership and improvement of all residential lots in said subdivision for the benefit of the present and future owners of said lots, Declarant does hereby declare, establish and adopt certain reservations, restrictions, conditions, protective covenants and easements, which shall be applicable to the use, occupancy, ownership and improvement of all residential lots in said subdivision (the term "lot" as used herein shall mean all platted residential lots as shown on the aforescribed plat and shall also include any residential building site created by consolidation of the originally platted lots, as permitted herein), and every contract, conveyance or other transfer of title hereafter executed with respect to any residential lot or lots in the aforementioned subdivision shall conclusively be held to have been executed, delivered and accepted subject to the following Restrictions and this Declaration, regardless of whether or not said Restrictions and Declaration are set out in full or are incorporated by reference in said contract, conveyance or other transfer of title.

THEREFORE, OBRA HOMES, INC. hereby declares that the above referenced real property, Lots and other property described in said plat, is made subject to that certain DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration"), affecting Meadows of Copperfield, Unit One, which Declaration is recorded in Volume 10681, at pages 1273 through 1295, in the Official Public Records of Real Property in Bexar County, Texas, the terms of which Declaration are incorporated herein for all purposes.

FURTHER, OBRA HOMES, INC. annexes the above referenced real property into the Declaration and the Meadows of Copperfield Homeowners Association, Inc., as provided in the above referenced Declaration.

15<sup>th</sup> IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day of July, 2004.

DECLARANT: OBRA HOMES, INC., a Texas corporation

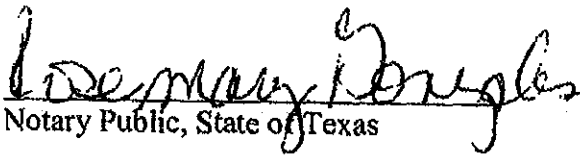
By:   
LOUIS ESPINAR, Division President

STATE OF TEXAS §

COUNTY OF BEXAR §



This instrument was acknowledged before me this 15<sup>th</sup> day of July, 2004, by LOUIS ESPINAR, DIVISION MANAGER of Obra Homes, Inc., a Texas corporation, on behalf of said corporation.

  
Notary Public, State of Texas

After recording, return to:  
Obra Homes, Inc.  
17319 San Pedro, Suite 140  
San Antonio, Texas 78232

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas etc.

Doc# 20040171007 Fees: \$18.00  
07/27/2004 2:36PM # Pages 3  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK

JUL 27 2004



  
COUNTY CLERK BEXAR COUNTY, TEXAS

**SCANNED**



**ANNEXATION AND  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**FOR**

**MEADOWS OF COPPERFIELD SUBDIVISION  
UNITS 3, 4 and 6**

THIS IS A COMPREHENSIVE LEGAL DOCUMENT, WHICH PROVIDES FOR THE IMPOSITION OF MANDATORY HOMEOWNER ASSESSMENTS. THIS ANNEXATION AND DECLARATION IS BINDING UPON ALL FUTURE OWNERS IN THIS SUBDIVISION.



**ANNEXATION AND DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS**

KNOW ALL MEN by these presents that MICHAEL SIVAGE HOMES & COMMUNITIES, LTD., a Texas limited partnership, successor Declarant by assignment from SIVAGE COMMUNITY DEVELOPMENT, INC., a Texas corporation, successor Declarant by assignment from Obra Homes, Inc., a Texas corporation, as Declarant, acting by and through duly authorized persons and officers (sometimes hereinafter referred to as "Declarant"), and, acting by and through duly authorized persons and officers, being the sole owner of that certain land described as follows:

Unit 3 – Lots 1 through 15 in Block 6, CB 5070, Lots 1 through 13 in Block 5, CB 5070, Lots 1 through 32 in Block 3, CB 5070, and Lots 1 through 34 in Block 4, CB 5070, being residential lots in Meadows of Copperfield Unit 3, according to plat thereof recorded in Volume 9562 at Pages 122 and 123 of the Plat Records of Bexar County, Texas;

Unit 4 – Lots 14 through 16 in Block 11, Lots 5 through 21 in Block 7, Lots 1 through 19 in Block 12, Lots 1 through 13 in Block 13, Lots 1 through 25 in Block 14, Lots 16 through 25 in Block 6, and Lots 1 through 3 in Block 15, being residential lots in Meadows of Copperfield Unit 4, according to plat thereof recorded in Volume 9570 at Pages 128 and 129 of the Plat Records of Bexar County, Texas;

Unit 6 – Lots 1 through 18 and Lots 20 through 33 in Block 16, Lots 1 through 37 in Block 17, Lots 1 through 38 in Block 18, Lots 1 through 46 in Block 19, being residential lots in Meadows of Copperfield Unit 6, and Common Area, (Greenbelt), known as Lot 19 in Block 16, according to plat thereof recorded in Volume 9573 at Pages 148 and 150 of the Plat Records of Bexar County, Texas;

and desiring to establish and carry out a uniform plan for the use, occupancy, ownership and improvement of all residential lots in said subdivision for the benefit of the present and future owners of said lots, Declarant and Owner (sometimes collectively referred to as "Declarants") do hereby declare, establish and adopt certain reservations, restrictions, conditions, protective covenants and easements, which shall be applicable to the use, occupancy, ownership and improvement of all residential lots in said subdivision (the term "lot" as used herein shall mean all platted residential lots as shown on the aforescribed plat and shall also include any residential building site created by consolidation of the originally platted lots, as permitted herein), and every contract, conveyance or other transfer of title hereafter executed with respect to any residential lot

or lots in the aforementioned subdivision shall conclusively be held to have been executed, delivered and accepted subject to the following Restrictions and this Declaration, regardless of whether or not said Restrictions and Declaration are set out in full or are incorporated by reference in said contract, conveyance or other transfer of title.

THEREFORE, Declarants hereby declare that the above referenced real property, Lots and other property described in said plat, is made subject to that certain DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration"), affecting Meadows of Copperfield, Unit One, which Declaration is recorded in Volume 10681, at pages 1273 through 1295, in the Official Public Records of Real Property in Bexar County, Texas, the terms of which Declaration are incorporated herein for all purposes.

FURTHER, Declarants annexes the above referenced real property into the Declaration and the Meadows of Copperfield Homeowners Association, Inc., as provided in the above referenced Declaration.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the 28<sup>TH</sup> day of February, 2007.

DECLARANT:

MICHAEL SIVAGE HOMES & COMMUNITIES, LTD., a Texas limited partnership

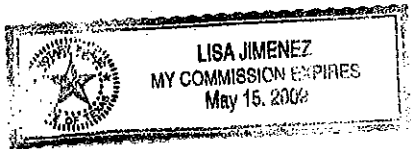
By: M. SIVAGE, INC., its sole general partner

By:   
NEVILLE ALPERSTEIN, its Authorized Agent

Acknowledgements

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this 28<sup>th</sup> day of February, 2007, by NEVILLE ALPERSTEIN, Authorized Agent of M. SIVAGE, INC., a Texas corporation, sole general partner of MICHAEL SIVAGE HOMES & COMMUNITIES, LTD., a Texas limited partnership, as the act of said limited partnership.



*Lisa Jimenez*  
\_\_\_\_\_  
Notary Public, State of Texas

After recording, return to:

Jesse T. Murphy  
Attorney at Law  
5802 IH 10 West  
San Antonio, Texas 78201

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 06 2007



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20070053572 Fees: \$28.00  
03/06/2007 3:24PM # Pages 4  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK

RECORDER'S MEMORANDUM  
AT THE TIME OF RECORDATION, THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF ILLEGIBILITY CARBON OR  
PHOTO COPY, DISCOLORED PAPER ETC.