

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
THE VILLAGES OF HURRICANE CREEK

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF COLLIN

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGES OF HURRICANE CREEK, (as may be amended from time to time, the "Declaration") is made by, CADG Hurricane Creek, LLC, a Texas limited liability company ("Declarant").

WITNESSETH:

Declarant, as the owner of the real property described in Exhibit A, intends by recording this Declaration in the Official Public Records of Collin County, Texas, to create a general plan of development for a single-family home planned community known or to be known as the "The Villages of Hurricane Creek" (the "Subdivision"), which Subdivision may exclude certain tracts of land for the purpose of future Fire Station and / or School Site. Exhibit A-1 attached hereto reflects that certain save and except tract of land to be dedicated as (the future "Fire Station Site"). The Declarant reserves the right to dedicate additional land for the purpose of a future ("School Site"). Tracts of land exempted as "save and except" tracts of land shall herein be defined as the "Restricted Outparcels."

This Declaration provides for the overall development, administration, maintenance, and preservation of the real property now and hereafter comprising the Property (as hereinafter defined) and to establish architectural review and controls with respect to the Restricted Outparcels in accordance with the terms of Section 3.8 hereof. An integral part of the development plan is the creation of The Villages of Hurricane Creek Homeowners Association, Inc., a Texas non-profit corporation, or other named non-profit corporation formed to perform the duties of the "Association" hereunder, whose members shall be all owners of real property subject to this Declaration, to own, operate, and/or maintain various common areas and community improvements (herein referred to as the "Common Properties", and as more particularly defined below) and to administer and enforce the covenants, conditions, restrictions, and easements set forth in this Declaration.

NOW, THEREFORE, Declarant hereby declares that the property described in Exhibit A, and any additional property which is subjected to this Declaration in the future in accordance with Article 14 of this Declaration, shall be owned, conveyed, used, occupied and otherwise encumbered subject to this Declaration, which shall run with the title to such property. This Declaration shall be binding upon all Persons having any right, title, or interest in any portion of the Property, their heirs, successors, successors-in-title, and assigns.