

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR LAFRONTERA

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENT
COUNTY OF TARRANT §

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (The "Declaration") is made by La Frontera Development, LLC. and/or its assigns, (The "Declarant")

WITNESSETH

WHEREAS, La Frontera Development, LLC., (the "Declarant") a Texas Corporation, is the developer and sole owner of all that real property platted as **LaFrontera** (the "Addition") an Addition to the City of Fort Worth (the "City"), Tarrant County, (the "County"), Texas, according to the Final Plat thereof (the "Plat") recorded on November 4, 2016 as Document # D216260991 in the of the Plat Records of Tarrant County, Texas, all of said property being more specifically described on the Plat of the Addition which is incorporated herein and made a part hereof for all purposes (the "Property"). The property is herein called "**LaFrontera**" and is herein also referred to as the "Community",

WHEREAS, additional undeveloped property will be platted as phases in **LaFrontera**, which undeveloped property is described on **Exhibit A**, incorporated herein and made a part hereof for all purposes (the "Undeveloped Property");

WHEREAS, **La Frontera** shall consist of (i) all residential Lots (hereinafter defined) located in the Additions (hereinafter defined) developed within the Community and (ii) all Common Areas (hereinafter defined) located within the Community,

WHEREAS, Declarant desires and proposes to establish and implement plans and aesthetic considerations in order to create a residential community on the Property and, to this end, desires to subject the Property to the covenants, conditions, restrictions, and easements hereinafter set forth (sometimes collectively referred to herein as the "Covenants, Conditions and Restrictions")

WHEREAS, Declarant desires to impose said Covenants, Conditions and Restrictions on the Property and yet maintain reasonable flexibility to respond to changing and unforeseen circumstances as to control and maintain the quality and distinction of the Property,

WHEREAS, Declarant has deemed it desirable to create a homeowners' association to own and/or maintain the Common Areas (hereinafter defined) and to which would be delegated and assigned the powers of administering and enforcing the Covenants, Conditions and Restrictions contained herein and collecting and disbursing the assessments and charges hereinafter created, and

WHEREAS, Declarant has caused or will cause such homeowners association to be incorporated under the Texas Non-Profit Corporation Act, under the name of Eagle Mountain La Frontera HOA, Inc. (the "Association").

NOW, THEREFORE, Declarant declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the Covenants, Conditions and Restrictions as follows AND IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT ALL LOTS SITUATED WITHIN THE