



AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
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AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

BIG SKY RANCH

NOTICE OF APPLICABILITY [RESIDENTIAL]

[PHASE TWO AT DRIPPING SPRINGS]

Hays County, Texas

Declarant: MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

Cross-reference to: (i) Big Sky Ranch Master Covenant [Residential], recorded as Document No. 20002752 in the Official Public Records of Hays County, Texas, as amended from time to time; and (ii) Big Sky Ranch Development Area Declaration [Residential], recorded as Document No. 20002813 in the Official Public Records of Hays County, Texas, as amended from time to time.

BIG SKY RANCH
NOTICE OF APPLICABILITY
[RESIDENTIAL]
[PHASE TWO AT DRIPPING SPRINGS]

This Big Sky Ranch Notice of Applicability [Residential] [Phase Two at Dripping Springs] (the "Notice") is made and executed by **MERITAGE HOMES OF TEXAS, LLC**, an Arizona limited liability company ("**Declarant**"), and is as follows:

1. **Applicability of Master Covenant.** This Notice is filed with respect to Lots 1 through 8, Block 16; Lots 1 through 8, Block 17; Lots 1 through 7, Block 18; Lots 1 through 5, Block 19; Lots 1 through 7, Block 20; Lots 1 through 9, Block 21; Lots 1 through 10, Block 22; Lots 1 through 24, Block 23; Lots 1 through 24 Block 24; Lots 1 through 11, Block 25; Lots 1 through 17, Block 26; Lots 1 through 35, Block 47; Lots 1 through 23, Block 48, Big Sky Ranch, Phase Two at Dripping Springs, a subdivision located in Hays County, Texas, according to the map or plat recorded as Document No. 21033175, in the Official Public Records of Hays County, Texas (collectively, the "**Development Area**"). Pursuant to that certain Big Sky Ranch Master Covenant [Residential], recorded as Document No. 20002752 in the Official Public Records of Hays County, Texas (the "**Covenant**"), Declarant served notice that portions of the property described on Exhibit "A" to the Covenant, upon the Recording of appropriate Notice 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 that certain Big Sky Ranch Development Area Declaration [Residential] recorded as Document No. 20002813 in the Official Public Records of Hays County, Texas (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 the Development Area Declaration. Pursuant to this Notice, the Development Area is subject to the terms and provisions of the Development Area Declaration.

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

4. **Property Incorporated Into Development.** The provisions of the Covenant and the Development Area Declaration 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 and the Development Area Declaration.

5. **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.

EXECUTED to be effective as of the 8 day of August, 2021.

DECLARANT:

MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

By: _____

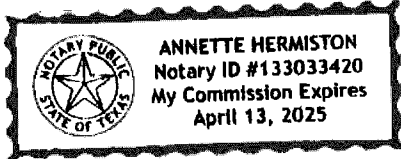
Printed Name: MATTHEW SCRIVENER

Title: VP OF LAND DEVELOPMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 8, 2021, by MATTHEW SCRIVENER, VP OF LAND DEVELOPMENT of MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company, on behalf of said limited liability company.

(SEAL)



Annette Hermiston
Notary Public Signature

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21043203 NOTICE
08/09/2021 02:15:11 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

