



Krista Bartsch

KRISTA BARTSCH, County Clerk
Bastrop Texas

February 03, 2023 12:00:19 PM **202301489**

FEE: \$82.00
RESTRICTION

NOTICE OF DEDICATORY INSTRUMENTS
for
LAKE THUNDERBIRD OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

The undersigned, being the authorized representative of Lake Thunderbird Owners Association (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Lake Thunderbird, Section One (1), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Volume 1, Page 57B of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
 - b. Lake Thunderbird, Section Two (2), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Volume 1, Page 59A of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
 - c. Lake Thunderbird, Section Three (3), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Volume 1, Page 61A of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.
 - d. Lake Thunderbird, Section Four (4), a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Volume 1, Page 63A of the Map Records of Bastrop County, Texas and all amendments to or replats of said maps and plats, if any.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows. This recitation may not include further restrictive covenant documents, amendments and supplements governing the Property:
 - a. Documents:
 - (1) Subdivision Restrictions for Lake Thunderbird Subdivision (Section 1).
 - (2) Subdivision Restrictions for Section 2 of Lake Thunderbird Subdivision.

- (3) Subdivision Restrictions for Section 3 of Lake Thunderbird Subdivision.
- (4) Subdivision Restrictions for Section IV of Lake Thunderbird Subdivision.
- (5) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (6) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (7) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (8) Amended Subdivision Restrictions for Lake Thunderbird Subdivision.
- (9) Amendment to Subdivision Restrictions for Lake Thunderbird Subdivision.
- (10) Amended Subdivision Restrictions for Lake Thunderbird Subdivision.
- (11) Lake Thunderbird Owners Association Section I, II, III, IV, Amended Restrictions.
- (12) Amendment to Restrictions.

b. Recording Information:

- (1) Volume 197, Page 621, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (2) Volume 198, Page 736, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (3) Volume 200, Page 391, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (4) Volume 201, Page 906, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (5) Volume 378, Page 112, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (6) Volume 548, Page 526, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (7) Volume 789, Page 726, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (8) Volume 1084, Page 525, et seq. in the Official Public Records of Real Property of Bastrop County, Texas.
- (9) Bastrop County Clerk's File No. 200903448.
- (10) Bastrop County Clerk's File No. 201903629.
- (11) Bastrop County Clerk's File No. 201905601.
- (12) Bastrop County Clerk's File No. 201908558.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following documents are Dedicatory Instruments governing the Association which were previously recorded in the Official Public Records of Real Property of Bastrop County, Texas:

- a. Document:
 - (1) Bylaws of Lake Thunderbird Owners Association.
 - (2) Lake Thunderbird Owners Association Payment Plan Guidelines Policy and Application of Payment Schedule.
 - (3) Lake Thunderbird Owners Association Records Production and Copying Policy.
 - (4) Lake Thunderbird Owners Association Document Retention Policy.

- b. Recording Information:
 - (1) Bastrop County Clerk's File No. 202211352.
 - (2) Bastrop County Clerk's File No. 201905602.
 - (3) Bastrop County Clerk's File No. 201905603.
 - (4) Bastrop County Clerk's File No. 201905604.

- 4. Dedicatory Instruments: In addition to the Dedicatory Instruments identified in Paragraphs 2 and 3 above, the following documents are Dedicatory Instruments governing the Association:
 - a. Open Records Policy for Lake Thunderbird Owners Association.
 - b. Records Retention Policy for Lake Thunderbird Owners Association.
 - c. Payment Plan Policy for Lake Thunderbird Owners Association.

True and correct copies of such Dedicatory Instruments are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Bastrop County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 3rd day of February, 2023.

LAKE THUNDERBIRD OWNERS ASSOCIATION

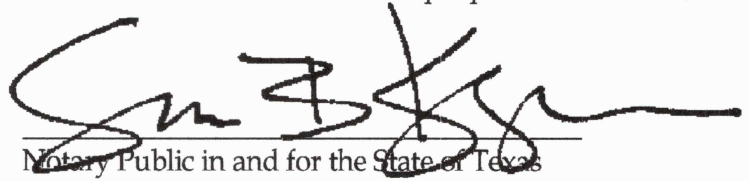
By:



Noelle Hicks, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 3rd day of February, 2023, personally appeared Noelle Hicks, authorized representative of Lake Thunderbird Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

