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CERTIFICATE OF ANNEXATION
TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS FOR
THE DOMINION PLANNED UNIT DEVELOPMENT

(Phase 4)

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, by Declaration of Covenants, Conditions, Easements and Restrictions dated October 18, 1983, and recorded in Volume 2956, Pages 61-84, of the Official Public Records of Real Property of Bexar County, Texas (the "Umbrella Declaration"), reference to which record is here made for all purposes, DOMINION GROUP, LTD. ("Declarant") subjected certain real property described in said Declaration to certain covenants, conditions, easements and restrictions; and

WHEREAS, Declarant, as set forth in Article I, Section 3 of the Umbrella Declaration, retained the sole right to annex and bring within the purview of said Umbrella Declaration additional property, as designated by Declarant, out of property more particularly described by metes and bounds in Exhibit "B" of the aforesaid Umbrella Declaration, and now desires to annex certain portions of such additional property; and

WHEREAS, Declarant has, contemporaneously herewith, imposed a "Declaration of Protective Covenants for The Dominion Gardens" (the "Gardens Declaration") against a portion of the property herein described, and reference to such Protective Covenants is hereby made for all purposes;

NOW, THEREFORE, Declarant declares that the following described property is hereby annexed and shall be held, sold and conveyed, subject to all easements, restrictions, covenants, terms and conditions which are set forth in the Umbrella Declaration, and any amendments thereto, to-wit:

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Lots 1-17; 19-20; and 22-148, inclusive, Block 15, all such lots being situated in THE DOMINION PHASE 4 PLANNED UNIT DEVELOPMENT, according to a plat thereof recorded in Volume 9513, Page 175-180, of the Deed and Plat Records of Bexar County, Texas.

All of the aforesaid lots shall be deemed as "Lots," as defined in the Umbrella Declaration and the Gardens Declaration, with the exception of the following lots which are hereby deemed as "Common Properties" [as defined in the Umbrella Declaration] to be owned by The Dominion Homeowners Association:

Lots 144-148, Block 15, THE DOMINION PHASE 4 PLANNED UNIT DEVELOPMENT, according to a plat recorded in Volume 9513, Page 175-180, of the Deed and Plat Records of Bexar County, Texas.

Declarant hereby declares that assessments attributable to the property being hereby annexed as "Lots" which are payable to The Dominion Homeowners Association under the terms and provisions of the Umbrella Declaration, shall commence as to all such Lots on the first day of the month immediately following that date that installation of streets and utilities necessary to later serve such Lots has been physically completed in accordance with the recorded plat of the property described herein.

DATED this 26 day of JUNE, 1986.

DOMINION GROUP, LTD.

BY: THE DOMINION GROUP PARTNERS

By: PROVIDENCE DEVELOPMENT
CORPORATION

By: 

Its: V.P.

GENERAL PARTNER
DECLARANT

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THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

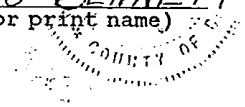
This instrument was acknowledged before me on June 26, 1986 by Richard Laders, vice-president of PROVIDENCE DEVELOPMENT CORPORATION, a Nevada corporation, General Partner of THE DOMINION GROUP PARTNERS, a Texas General Partnership, General Partner of DOMINION GROUP, LTD., a Texas Limited Partnership, on behalf of said partnership.

My Commission Expires: 05/02/87

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Lamairlas Bennett
Notary Public, State of Texas

LAMAIRLAS BENNETT
(Please type or print name)



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 Records of Real Property
of Bexar County, Texas on _____

JUN 27 1986



Robert D. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

PLEASE RETURN TO:
Mr. Richard L. Kerr
Frost Bank Tower, Sixteenth Floor
100 West Houston Street
San Antonio, Texas 78205-2878

FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
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