

DECLARATION

HARMONY HILLS (A CONDOMINIUM)

THIS DECLARATION (hereinafter called "declaration") is made and executed by Empire Real Estate Development Company, a Texas Corporation, acting by and through its duly authorized officers and pursuant to Resolution of its Board of Directors of even date herewith, ("Declarant"), in accordance with the provisions of the Texas Condominium Act, Article 1301a, Revised Civil Statutes of Texas, hereinafter referred to as the "Act", and constitutes the complete Condominium Declaration affecting the property herein described.

1. RECITALS.

1.1 The "Property" is located on East and West Silver-sands Drive in the City of San Antonio, Bexar County, Texas, hereinafter more particularly described.

1.2 Declarant, by recording this declaration, submits the property to the provisions of the Act.

1.3 The covenants, conditions and restrictions contained in this declaration and in the appendices hereto shall be enforceable equitable servitudes and shall run with the land.

1.4 Attached hereto as Exhibits "A" and "B" and made a part hereof are such plats of the Property ("plats"), as are required by the Act.

1.5 The administration of the Property shall be governed by this declaration and the Bylaws of the San Antonio Harmony Hills Home Owners Association which are embodied in a separate instrument, a true copy of which shall be recorded in the Condominium Records of Bexar County, Texas contemporaneously with the recordation hereof.

1.6 All terms used in this declaration and the Bylaws shall have the same definition as the terms defined in the Act, unless the Act allows for a variation of the terms and such variation is stated herein.

1.7 The property shall be known as Harmony Hills Condominiums.

1.8 Declarant is the sole owner of the property.

1.9 The period during which the rights, duties and functions of the Association are exercised by Declarant, its agents, officers and employees, may hereafter in this declaration and the Bylaws be referred to as the "development period."

2. DESCRIPTION OF THE LAND.

The land on which the buildings and improvements are located ("land"), is described as follows:

Lots 15 and 16, Block 3, New City Block 13607, Beacon Circle Industrial Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4900, Page 255 of the Deed and Plat Records of Bexar County, Texas; Lots 19 thru 22, Block 2, New City Block 13198, Beacon Circle Industrial Subdivision, according to plat thereof recorded in Volume 4960, Page 94 of the Deed and Plat Records of Bexar County, Texas; Lot 58, Block 3, New City Block

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