

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 24, 2024 03:08 PM Fee: \$41.00

**2024007888**

\*Electronically Recorded\*

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
EMAIL: RBURTON@WINSTEAD.COM



**TRAVIS CLUB**

**NOTICE OF APPLICABILITY**

**[PHASE 1]**

*Travis County, Texas*

**Declarant:** HH-CH-B BLUE LAKE, LLC, a Delaware limited liability company

Cross-reference to that certain: (i) Travis Club Master Covenant [Residential], recorded as Document No. 2023141950, in the Official Public Records of Travis County, Texas, as amended from time to time; (ii) Travis Club Development Area Declaration [Residential], recorded as Document No. 2024007730, in the Official Public Records of Travis County, Texas, as amended from time to time; and (iii) Travis Club Community Enhancement Covenant [Residential], recorded as Document No. 2024007739, in the Official Public Records of Travis County, Texas, as amended from time to time.

**TRAVIS CLUB**

**NOTICE OF APPLICABILITY  
[PHASE 1]**

This Travis Club Notice of Applicability [*Phase 1*] (this “**Notice**”) is made and executed by **HH-CH-B BLUE LAKE, LLC**, a Delaware limited liability company (“**Declarant**”), and is as follows:

1. **Applicability of Master Covenant.** This Notice is filed with respect to all of that certain real property described on Attachment 1, attached hereto and incorporated herein by reference (such real property being collectively referred to herein as the “**Development Area**”). Pursuant to that certain Travis Club Master Covenant [Residential], recorded as Document No. 2023141950, in the Official Public Records of Travis County, Texas (the “**Covenant**”), 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 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 that certain Covenant and that certain Travis Club Development Area Declaration [Residential] recorded as Document No. 2024007730, in the Official Public Records of Travis 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. **Applicability of Community Enhancement Covenant.** Pursuant to the Covenant and that certain Travis Club Community Enhancement Covenant [Residential], recorded under Document No. 2024007739, in the Official Public Records of Travis County, Texas (the “**Community Enhancement Covenant**”), Declarant served notice that portions of the property described on Exhibit “A” to the Community Enhancement 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 Community Enhancement Covenant. Pursuant to this Notice, the Development Area is subject to the terms and provisions of the Community Enhancement Covenant.

4. **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.

5. **Property Incorporated Into Development.** The provisions of the Covenant, the Development Area Declaration, and the Community Enhancement Covenant 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, the Development Area Declaration, and the Community Enhancement Covenant.

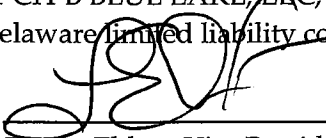
6. **Miscellaneous.** This Notice constitutes a Notice of Applicability under *Section 11.5* of the Covenant. Any capitalized terms used and not otherwise defined in this Notice shall have the meanings set forth in the Covenant.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective as of the date this instrument is Recorded.

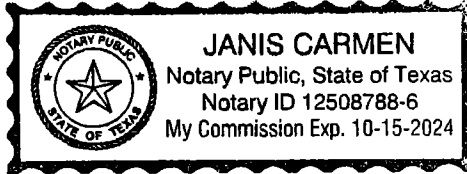
**DECLARANT:**

HH-CH-B BLUE LAKE, LLC,  
a Delaware limited liability company


By:   
\_\_\_\_\_  
Leisha Ehlert, Vice President

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on January 11, 2024, by Leisha Ehlert, Vice President of HH-CH-B Blue Lake, LLC, a Delaware limited liability company, on behalf of said limited liability company.



(seal)

  
\_\_\_\_\_  
Notary Public Signature

*Signature Page*

TRAVIS CLUB  
NOTICE OF APPLICABILITY  
[RESIDENTIAL] [PHASE 1]

**ATTACHMENT 1**

**DEVELOPMENT AREA**

Lots 150 through 162 and Lots 165 through 184, Block A; and Lot 8, Lots 10 through 22, and Lots 25 through 30, Block J, Travis Club Subdivision, Phase 1, a subdivision established pursuant to the plat thereof, recorded as Document No. 202300251, Official Public Records of Travis County, Texas.