

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 13, 2025 04:13 PM Fee: \$41.00

2025066060

Electronically Recorded

AFTER RECORDING RETURN TO:



Robert D. Burton, Esq.
Winstead, PC
600 W. Fifth St., Ste. 900
Austin, Texas 78701
Email: rburton@winstead.com

TRAVIS CLUB

NOTICE OF APPLICABILITY

[TRAVIS CLUB CONDOMINIUMS – PHASE 2A]

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

Cross reference to that certain Travis Club Master Covenant [Residential], recorded as Document No. 2023141950, in the Official Public Records of Travis County, Texas.

TRAVIS CLUB
NOTICE OF APPLICABILITY
[TRAVIS CLUB CONDOMINIUMS-PHASE 2A]

This Travis Club Notice of Applicability [*Travis Club Condominiums -Phase 2A*] (the “**Notice of Applicability**”) 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 of Applicability is recorded with respect to that certain real property located in Travis County, Texas, as more particularly described on Attachment 1 attached hereto (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. Development Area. The Development Area described and identified in Attachment 1 attached hereto will constitute one of the Development Areas which is permitted, contemplated and defined under the Covenant.

3. Property Incorporated Into Development. The provisions of the 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.

4. Allocation of Assessment Units and Votes to Condominium Units. Pursuant to *Section 4.4.2* and *Section 7.9.2* of the Covenant, in the event all or any portion of the Development Area is submitted to the condominium form of ownership by the recordation in the Official Public Records of Travis County, Texas, of a declaration of condominium (a “**Condominium Declaration**”), then on the date a Condominium Declaration is recorded, each Condominium Unit established thereby will be deemed a “Condominium Unit” as such term is defined in the Covenant. Pursuant to *Section 4.4.2* and *Section 7.9.2* of the Covenant, each Condominium Unit so created will be allocated Assessment Units and votes which may be cast on all matters to be voted on by the Members of the Association in accordance with the Covenant, as follows:

Assessment Unit per Condominium Unit	0.45
Vote per Condominium Unit	1.0

In lieu of mailing a statement of assessment to each Owner, the Association will have the option to mail a statement of assessment for each Condominium Unit within the Development Area to the condominium association established for such Condominium Units. The amounts reflected on a statement of assessment will be due and payable within thirty (30) days after the due date set

forth on any statement. Notwithstanding any provision in this notice to the contrary, each Owner of a Condominium Unit is obligated to pay the assessment attributable to such Owner's Condominium Unit as set forth in the Covenant. The Association's remittance of a statement to any condominium association will not be construed to waive the Association's right to collect assessments from the owner of a Condominium Unit.

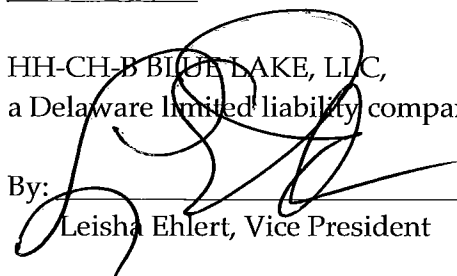
5. **Miscellaneous.** This notice constitutes a Notice of Applicability under *Section 11.5* of the Covenant. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Covenant.

[SIGNATURE PAGE FOLLOWS]

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

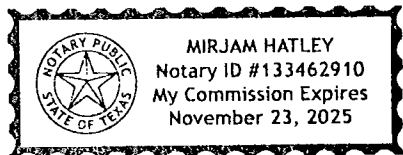
DECLARANT:

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 June 12, 2025, 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

ATTACHMENT 1

DEVELOPMENT AREA

Lot 1, Block C, of Travis Club Phase 2A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded as Document No. 202500072, Official Public Records of Travis County, Texas.