

**DOCUMENT  
CONCERNING USE OF ADJACENT LOT**

This Document is a declaration to Rocky Creek Maintenance Corporation ("RCMC") and \_\_\_\_\_, the owner(s) of Lot \_\_\_\_\_, ROCKY CREEK RANCH, PHASE \_\_\_\_\_, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map and Plat Records, Comal County, Texas, containing a residence (the "Residential Lot") and Lot \_\_\_\_\_, ROCKY CREEK RANCH, PHASE \_\_\_\_\_, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map and Plat Records, Comal County, Texas, where improvements are requested (the "Adjacent Lot") (Collectively referred to herein as the "Owner");

Describe improvements: \_\_\_\_\_

In accordance with Section §209.015 of the Texas Property Code the Owner agrees to the following:

Upon the sale of the Residential Lot, the owner must:

1. Include the Adjacent Lot in the sales agreement and transfer the Adjacent Lot to the new owner under the same dedicatory conditions; OR
2. Restore the Adjacent Lot to the original condition before the addition of the improvements, to the extent that the Adjacent Lot would again be suitable for the construction of a separate residence. **This may include the complete removal of any buildings and improvements from the Adjacent Lot.**

The Adjacent Lot may be sold separately only for the purpose of the construction of a new residence that complies with existing requirements in the dedicatory instruments unless the Adjacent Lot has been restored as described above.

This document shall be binding on the heirs, successors and assigns of the Owner.

RCMC will file this instrument in the Official Public Records of Comal County, Texas.

Owner(s):

\_\_\_\_\_  
(Print and Sign)

\_\_\_\_\_  
(Print and Sign)

**ACKNOWLEDGEMENT**

STATE OF \_\_\_Texas\_\_\_

COUNTY OF \_\_\_Comal\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by \_\_\_\_\_  
(Lot Owner(s) Print and Sign)

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_