

**ASSIGNMENT OF DECLARANT RIGHTS**  
from  
**Smithson Road Development, Ltd.**  
to  
**Smithson Ridge Homeowners Association, Inc.**  
for  
**Smithson Valley Subdivision, P.U.D.**

This Assignment is made by **Smithson Road Development, Ltd.**, a Texas Limited Partnership, by **Burdick Custom Homes, Inc.**, a Texas Corporation, and its General Partner, (hereinafter referred to jointly as "Declarant") to **Smithson Ridge Homeowners Association, Inc.** (hereinafter "Association"), as follows:

WHEREAS, **Smithson Road Development, Ltd.**, as Declarant, has heretofore recorded a certain Declaration of Covenants, Conditions, and Restrictions Smithson Valley Subdivision PUD (hereinafter "Declaration") recorded in Book 16794 8281, Page 2367, et seq., of the Official Public Records of Real Property of Bexar County, Texas on or about July 30, 2014; and

WHEREAS, **Smithson Road Development, Ltd.**, as Declarant, reserved certain rights in said instrument; and

WHEREAS, **Smithson Ridge Homeowners Association, Inc.** has requested that **Smithson Road Development, Ltd.** assign to the Association its rights as Declarant under the terms of the Declaration which are more fully described and set forth in the Declaration; and

WHEREAS, **Smithson Road Development, Ltd.** desires to and has affirmatively consented to the Association's request to assign its Declarant rights.

NOW, THEREFORE, **Smithson Road Development, Ltd.** does hereby **TRANSFER AND ASSIGN** all rights whatsoever which **Smithson Road Development, Ltd.** may have with respect to its Declarant rights for all property now and hereinafter located in the Smithson Valley PUD and which is subjected to the terms of the Declaration; and

FURTHERMORE, **Smithson Road Development, Ltd.** does hereby appoint the following three owners as the initial owner members of the Association's Architectural Control Committee to serve until such time as they resign or are replaced by appointees designated by the Board of Directors of the **Smithson Ridge Homeowners Association, Inc.**

1. Kenneth Johnson, Address: 3910 Smithson Ridge;
2. Ian Nelson, Address: 3819 Smithson Ridge;
3. Tom Adams, Address: 3827 Smithson Ridge;
4. Manuel Garcia Garza, Address: 3822 Smithson Ridge; and
5. Matthew Beebe, Address: 3807 Smithson Ridge.

ASSIGNMENT OF DECLARANT RIGHTS

From Smithson Road Development, Ltd. to The Smithson Ridge Homeowners Association, Inc.

Page 2 of 2

EXECUTED on December 7, 2021.

**SMITHSON ROAD DEVELOPMENT, LTD.**

A Texas Limited Partnership

By: **Burdick Custom Homes, Inc.,**

A Texas Corporation and its General Partner

By: *Alexia A Herber*

Alexia A Herber, President

**ACCEPTED:**

THE SMITHSON RIDGE HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

By: *Kenneth Johnson* Pres.  
Kenneth Johnson, President

ACKNOWLEDGMENT

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

This instrument was acknowledged before me on December 7, 2021, by  
Alexia A. Herber, President, Burdick Custom Homes, Inc., General Partner of Smithson Road  
Development, Ltd., a Texas Limited Partnership, in said capacity.

*Michelle A Kossel*

Notary Public, State of Texas

