

STATE OF TEXAS §  
  §                   STATEMENT OF POLICY  
COUNTY OF PARKER §

WHEREAS, those certain instruments recorded as Document Nos. 298506, 298597, 298598, 298602, 300090, 300213, 328050, 328051, 328693, 328694, 530286, 539060, 785908, 804324, and/or 201504460 in the records of the Parker County Clerk (collectively, the "Declarations") impose certain restrictive covenants and other obligations upon the real property situated in the Phases 2 and 3 of the subdivision known as "The Hills of Bear Creek" (the "Subdivision");

WHEREAS, the Declarations expressly prohibit the subdivision of any lot in the Subdivision but do not expressly prohibit the consolidation of two or more Tracts (as that term is defined in the Declarations) in the Subdivision;

WHEREAS, inquiries have been made to The Hills of Bear Creek - Phase Two and Phase Three Homeowners' Association, Inc. (the "HOA") regarding the impact of the consolidation of two or more Tracts into a single lot on the assessments, interest, costs of collection including reasonable attorneys' fees, and other charges (the "Property Charges") assessed against such Tracts, which are secured by a continuing charge and lien against such Tracts;

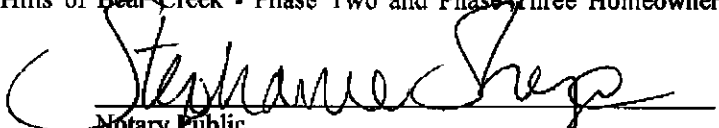
NOW, THEREFORE, the HOA files this Statement of Policy to provide express notice that: (1) the consolidation of two or more Tracts into a single lot does not affect the liability of each constituent Tract for the Property Charges; and (2) the consolidation of two or more Tracts shall be disregarded in determining and calculating the Property Charges due for the newly consolidated lot. For example, if two originally-platted Tracts are consolidated into a single lot, the newly consolidated lot and its owner shall be liable for the Property Charges as though the two originally-platted Tracts still existed and had not been consolidated.

**The Hills of Bear Creek - Phase Two and  
Phase Three Homeowners' Association, Inc.**

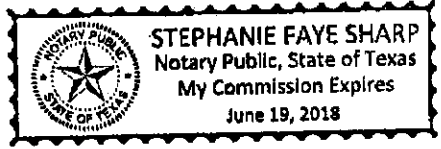
  
\_\_\_\_\_  
Authorized Representative

STATE OF TEXAS §  
  §                   ACKNOWLEDGMENT  
COUNTY OF PARKER §

This instrument was acknowledged before me on the \_\_\_\_ day of February, 2017, by the person who above, for and on behalf of The Hills of Bear Creek - Phase Two and Phase Three Homeowners' Association, Inc.

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

**After Recording Return To:**  
Lance H. "Luke" H. Beshara  
PATEL GAINES, PLLC  
221 West Exchange Avenue, Suite 206A  
Fort Worth, Texas 76164



# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Jeane Brunson*

201704748  
02/27/2017 08:31:33 AM  
Fee: \$31.00  
Jeane Brunson, County Clerk  
Parker County, Texas  
DECLARE