

2 pgs
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201203756

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
COLETO LAKE ESTATES, PHASE 2**

This Declaration of Covenants, Conditions, and Restrictions for Coletto Lake Estates, Phase 2 is made by Coletto Lake Estates, Ltd., a Texas Limited Partnership ("Declarant") on the date signed below. Declarant owns the real property described as Coletto Lake Estates Phase 2, which is described as 25.60 acres of land out of the Francis M. White Original Survey, and more particularly described in a deed wherein D.A. West and Merle West are Grantors, and Coletto Lake Estates, Ltd., West Developers, LLC, General Partner is the Grantee, Instrument Number 201202541 of the Official Public Records of Victoria County, Texas, and also at Volume 9, Pages 028-C and 028-D of the Plat Records of Victoria County, Texas, less however the surface of that tract of 6.99 acres of land conveyed by Declarant herein to Coletto Lake Estates Homeowner's Association, Inc. on March 12, 2012 and more particularly described in Instrument Number 201202542 of the Official Public Records of Victoria County, Texas, and reservations contained in the deed from D.A. West and Merle West, described above.

Declarant desires to continue the general plan of development for the planned community known as Coletto Lake Estates, which has been heretofore established, to provide for the preservation, administration, and maintenance of Coletto Lake Estates, Phase 2, and to protect the value, desirability, and attractiveness of Coletto Lake Estates, Phase 2. As an integral part of the development plan, Declarant deems it advisable and does hereby extend the provisions of the articles of incorporation, bylaws, and rules of the Coletto Lake Estates Homeowners Association, Inc., on record as Instrument Number 200906549, Official Public Records of Victoria County, Texas, to perform these functions and activities more fully described in the First Amended Declaration of Covenants, Conditions and Restrictions for Coletto Lake Estates, recorded as Instrument Number 201001986, Official Public Records of Victoria County, Texas, and in the Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Coletto Lake Estates, recorded as Instrument Number 201201058, Official Records of Victoria County, Texas, to Coletto Lake Estates, Phase 2.

Declarant DECLARES that the property described above as Coletto Lake Estates, Phase 2 will be owned, held, transferred, sold, conveyed, leased, occupied, and encumbered subject to the terms, covenants, conditions, restrictions, and easements of the First Amended Declaration of Covenants, Conditions, and Restrictions for Coletto Lake Estates, the Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Coletto Lake Estates, and the Bylaws of the Coletto Lake Estates Homeowners Association, Inc., which run with the land and bind all parties having or acquiring any right, title, or interest in any part of the property, their heirs, successors and assigns, and inure to the benefit of each Owner or any part of the property.

Signed and Effective this 9 day of April, 2012

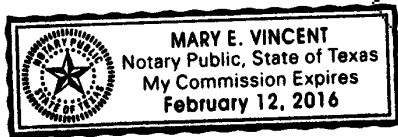
Coletto Lake Estates, Ltd.
West Developers, LLC, General Partner

By: D. A. WEST MANAGER
D. A. West, Manager

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF VICTORIA

This instrument was acknowledged before me, the undersigned notary, on this 9 day of April, 2012, by D. A. West, Manager of West Developers, LLC, General Partner of Coletto Lake Estates, Ltd., on behalf of said corporation and partnership.



Mary Vincent
NOTARY PUBLIC, STATE OF TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Robert S. Cortez

Robert S. Cortez, County Clerk
Victoria County, Texas

April 10, 2012 03:41:18 PM

JHAITH

FEE: \$15.00
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ORIGINAL SCANNED &

RETURNED TO:

D.A. West

DATE 4-10-2012