

**ASSIGNMENT AND TRANSFER
OF
AUTHORITY AND PRIVILEGES**

This Assignment And Transfer of Authority (hereinafter "Assignment" is executed this the 6th Day of September, 1995 by VILLAGE CRAFTSMEN, INC., a Texas corporation (hereinafter "Assignor") and is as follows:

Whereas, Assignor heretofore entered into and executed the following instruments and/or documents: Restrictions, Reservations, Covenants for Creekwood Ranches, Unit 1, duly recorded in Volume 225, Pages 118-121 of the Real Property Records of Comal County, Texas; Restrictions, Reservations, Covenants for Creekwood Ranches, Unit 2, duly recorded in Volume 272, Pages 406-409 of the Real Property Records of Comal County, Texas; and Restrictions, Reservations, Covenants for Creekwood Ranches, Unit 3, duly recorded in Volume 366, Pages 632-633 of the Real Property Records of Comal County, Texas; all such instruments and documents being hereinafter collectively called "Instruments");

$\frac{3}{C}$ Whereas, on November 11, 1985, Assignor assigned to Creekwood Ranches Property Owners Association, Inc. (herein "Assignee") all of Assignor's right, title and interest in and to any and all assessment fees due and payable pursuant to the terms and provisions of the Instruments, as such is evidenced by an "Agreement of Assignment" which has been recorded in the Real Property Records of Comal County, Texas on February 14, 1986 under the Comal County Clerk's Filing Number 276481;

Whereas, the Assignor and Assignee did agree to assign to Assignee and Assignee accept from Assignor all rights and privileges of Assignor as set forth in the Instruments, and not merely the right, title and interest in and to any and all assessment fees due and payable pursuant thereto, and without limitation being inclusive of the right to enforce the terms and provisions constituting restrictive covenants and conditions contained within the Instruments;

Now, therefore, to the fullest extent permitted by law, Assignor hereby states, confirms and ratifies that, as of November 11, 1985, Assignor did Assign to Assignee all of Assignor's right, title and interests of Assignor as set forth in the Instruments, without limitation being inclusive of the right to enforce the terms and provisions constituting restrictive covenants and conditions contained within the Instruments, whether or not such assignment is explicit within the "Agreement of Assignment" above described.

Furthermore, and without limiting or waiving the effect of the preceding paragraph, but in addition thereto, Assignor hereby Assigns and Transfers to Assignee, all rights and privileges of Assignor contained within the Instruments, including, without limitation, the right to enforce the terms and provisions contained within the Instruments constituting restrictive covenants and conditions.

To the extent permissible, Assignor hereby ratifies and affirms the terms and provisions of the Instruments, except as contained herein. Further, Assignor hereby ratifies the terms and provisions of the "Agreement and Assignment", except as amended or modified herein.

Executed upon the date first above written.

ASSIGNOR:

Village Craftsmen, Inc., a Texas corporation

By: *Eileen Lanagan*
Eileen Lanagan

ACCEPTANCE BY ASSIGNEE

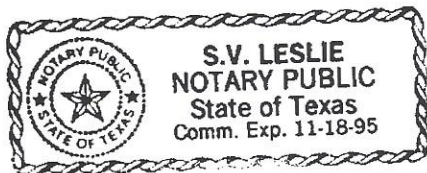
Assignee, Creekwood Ranches Property Owners Association, Inc. hereby accepts the assignment above contained and, together with hereby ratifies, accepts and confirms the statements and assertions above set forth.

Creekwood Ranches Property Owners Association, Inc.

By: *William E. Klatts*
William E. Klatts - Pres.
Printed Name & Title

STATE OF TEXAS §
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me by Eileen Lanagan, Secretary of Village Craftsmen, Inc., a Texas corporation, on behalf of said corporation on this the 14th day of September, 1995.



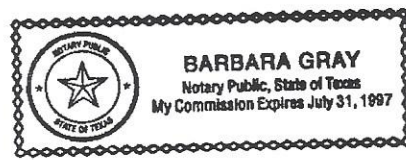
S.V. Leslie
Notary Public, State of Texas
Printed Name, Commission Expiry & Seal:

STATE OF TEXAS §
COUNTY OF COMAL §

The foregoing instrument was acknowledged before me by William E. Klutts, President of Creekwood Ranches Property Owners Association, Inc., a Texas corporation, on behalf of said corporation on this the 8th day of September, 1995.

Barbara Gray
Notary Public, State of Texas

Printed Name, Commission Expiry & Seal:



Doc# 9506474036
Pages: 3
Date : 09-08-1995
Time : 10:28:09 A.M.
Filed & Recorded in
Official Records
of COMAL County, TX.
JOY STREATER
COUNTY CLERK
Rec. \$ 13.00

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