

**NOTICE OF ACC TURNOVER, RESIGNATION OF ACC MEMBERS
AND ASSIGNMENT OF DECLARANT'S RIGHTS**

EFFECTIVE DATE: December 1, 2016

SUBDIVISIONS AND UNIT DECLARATIONS: The following residential subdivisions located within the *Bentley Manor* development in San Antonio, Bexar County, Texas (collectively, the "Subdivisions"), and the Declaration of Covenants, Conditions and Restrictions governing each such Subdivision, as amended and supplemented, and recorded in the Real Property Records of Bexar County, Texas (collectively, the "Unit Declarations"):

Subdivision	Volume	Page
Unit 17-A	8875	1732
Unit 17-G	10327	1438
Unit 17-H	9292	2011
Unit 17-I	11008	1699
Unit 17-J – Lots 1971 and 1972, Block 20	12459	1848
Unit 17-E	8880	1879
Unit 17-F	10139	1887

RESERVED SUBDIVISIONS: The following residential subdivisions located within the *Bentley Manor* development in San Antonio, Bexar County, Texas (collectively, the "Reserved Subdivisions"), as amended and recorded in the Real Property Records of Bexar County, Texas:

Subdivision	Volume	Page
Unit 17-J (all Lots except Lots 1971 and 1972, Block 20)	12459	1857
Unit-17K, Phase I	16606	358
	17450	542
Unit-17K, Phase II	18074	206

DECLARANT (WHETHER ONE OR MORE): Rogers Shavano Park Unit 17, Ltd., a Texas limited partnership

HOMEOWNERS ASSOCIATION OR HOA: Bentley Manor Homeowners Association, a Texas non-profit corporation

ARCHITECTURAL CONTROL COMMITTEE OR ACC: The Architectural Control Committee established under the Unit Declarations for the Subdivisions, whose current members are Dan Kossel, Eugene Patillo and David Rittenhouse.

NOTICE IS HEREBY GIVEN OF THE FOLLOWING WITH RESPECT TO THE SUBDIVISIONS:

1. **ACC Turnover.** Declarant hereby assigns and turns over to the Board of the HOA all its rights and powers to appoint members of the ACC established under the Unit Declarations only for the Subdivisions. Notwithstanding the foregoing, Declarant reserves its rights and powers to appoint members of the ACC as to the Reserved Subdivisions.
2. **Resignations.** Dan Kossel, Eugene Patillo and David Rittenhouse ("Resigning ACC Members"), being the sole members of the ACC established under the Unit Declarations for the Subdivisions, hereby resign and relinquish their membership on the ACC only for the Subdivisions and not for the Reserved Subdivisions, effective as of the Effective Date hereof. Dan Kossel, Eugene Patillo and David Rittenhouse shall continue to serve as the members of the ACC for the Reserved Subdivisions.

C:\USERS\EUGENE\APPDATA\LOCAL\MICROSOFT\WINDOWS\TEMPORARY INTERNET
FILES\CONTENT.OUTLOOK\DP01D167\TURNOVER 1.DOCX

3. Assignment. Declarant hereby transfers and assigns to the Board of the HOA, without recourse or warranty, Declarant's rights, powers, duties and obligations to appoint ACC Members under the Unit Declarations only for the Subdivisions (and not for the Reserved Subdivisions).
4. Waiver. Declarant and the Resigning ACC Members each hereby waive and relinquish any right to receive notice from the HOA of any actions by the HOA with respect only to the exercise of Declarant's rights to appoint ACC Members only as assigned herein.
5. Assumption. From and after the Effective Date hereof, the Board of the HOA shall assume the rights, duties and obligations of Declarant to appoint ACC Members under the Unit Declarations only for the Subdivisions (and not for the Reserved Subdivisions) in accordance with the terms of the Unit Declarations.
6. Recordation. This Notice shall be recorded in the Real Property Records of Bexar County, Texas.
7. Counterparts. This Notice may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute a single instrument.

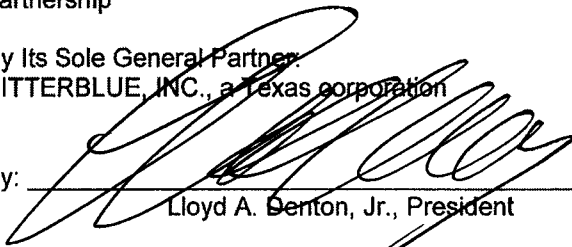
[COUNTERPART SIGNATURE PAGES FOLLOW]

**COUNTERPART SIGNATURE PAGE TO
NOTICE OF ACC TURNOVER, RESIGNATION OF ACC MEMBERS
AND ASSIGNMENT OF DECLARANT'S RIGHTS**

DECLARANT:

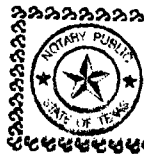
ROGERS SHAVANO PARK UNIT 17, LTD., a Texas limited partnership

By Its Sole General Partner:
BITTERBLUE, INC., a Texas corporation

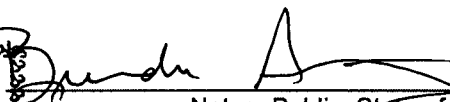
By: 
Lloyd A. Denton, Jr., President

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on Nov. 30, 2016, by Lloyd A. Denton, Jr., President of Bitterblue, Inc., a Texas corporation, the sole General Partner of Rogers Shavano Park Unit 17, Ltd., a Texas limited partnership, on behalf of said limited partnership.



BRENDA ARMSTRONG
Notary Public
State of Texas
Comm. Exp. 01-29-2017


Notary Public, State of Texas

RESIGNING ACC MEMBERS:

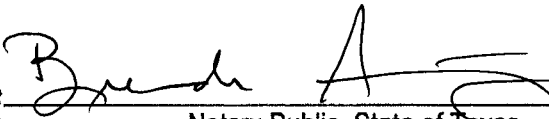

DAN KOSSL

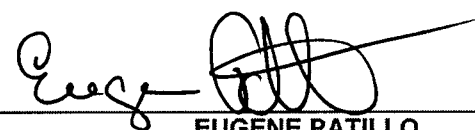
STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on Nov. 30, 2016, by Dan Kossel.



BRENDA ARMSTRONG
Notary Public
State of Texas
Comm. Exp. 01-29-2017


Notary Public, State of Texas

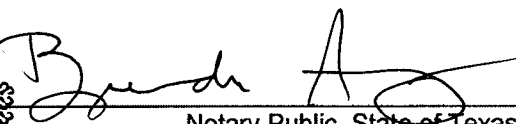

EUGENE PATILLO

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on Nov. 30, 2016, by Eugene Patillo.



BRENDA ARMSTRONG
Notary Public
State of Texas
Comm. Exp. 01-29-2017


Notary Public, State of Texas

COUNTERPART SIGNATURE PAGE TO
NOTICE OF ACC TURNOVER, RESIGNATION OF ACC MEMBERS
AND ASSIGNMENT OF DECLARANT'S RIGHTS

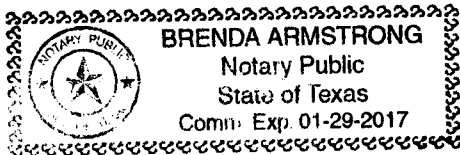
RESIGNING ACC MEMBERS (cont.):

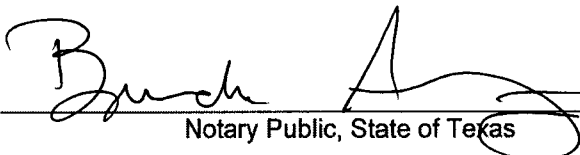


DAVID RITTENHOUSE

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on Nov. 30, 2016,
by David Rittenhouse.





Notary Public, State of Texas

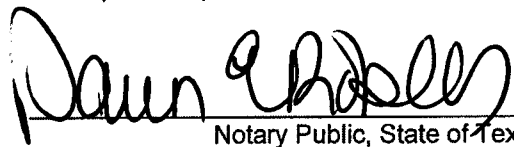
ACCEPTED AND AGREED:

BENTLEY MANOR HOMEOWNERS ASSOCIATION, a Texas
non-profit corporation

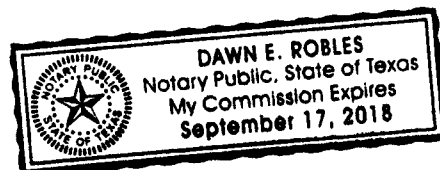
By: 
Name: ADAM O. HOLZHAUSER
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on 16 November, 2016,
by Adam O. Holzhauser, _____ of Bentley
Manor Homeowners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public, State of Texas



Doc# 20160237588 Fees: \$42.00
12/02/2016 12:50PM # Pages 5
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real
property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on
this date and at the time stamped hereon by me and was duly RECORDED
in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 02 2016



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS