

**NOTICE TO PROSPECTIVE PURCHASER OF LOT IN
RIVER RIDGE, SECTIONS THREE-A AND B,
THREE-C AND D, AND THREE-E, F AND G**

All prospective purchasers of lots in River Ridge, Section Three-A and Three-B Subdivision, River Ridge, Section Three-C and Three-D Subdivision, and River Ridge, Section Three-E, Three-F and Three-G Subdivision are notified that such lots are subject to Declarations of Covenants, Conditions and Restrictions recorded in Volume 2684, page 392, Document No. 9700668 and Document No. 199953066 respectively (hereinafter referred to as the "Declarations"), all recorded in the Official Records of Williamson County, Texas.

The above Declarations set out a uniform plan for the use, improvement and development of all property within the subdivision. All owners of lots within these Sections of River Ridge are bound by the provisions set out in the Declarations and are automatically members of the homeowners association. The homeowners association is River Ridge 3 Homeowners Association, Inc. (the "Association") and is charged with the responsibility of enforcing the restrictive covenants as well as managing the common area to promote the health, safety, welfare and general quality of life for the community.

Please be advised that the Association has the following powers:

1. Establish an amount of monthly assessments to be paid by each lot owner, effective January 1, 2000, (Article VI in Declarations).
2. Collect assessments, including the right to file a lien against a lot for non-payment and ultimately foreclosing the lien if necessary (Article VI in Declarations).
3. Enforce restrictions concerning construction of improvements and use of the property (Article III in Declarations).
4. Require submission of plans and approval by Architectural Committee before any construction of improvements on the lot and any alteration to the exterior appearance of existing improvements (Article III and IV in Declarations).
5. Enforce all of the provisions of the restrictive covenants by court action, if necessary (Article IX in Declarations).

This list is only representative of some of the Association's powers and is not intended to be complete. For further review, you should obtain copies of the recorded Declarations from your title company or from the Association.

Date: December 14, 1999

RIVER RIDGE 3 HOMEOWNERS ASSOCIATION, INC.

BY: 

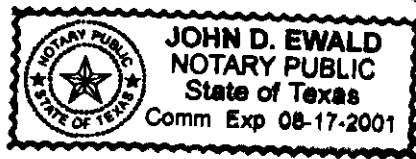
Name: Stephen M. Hudson


Title: President

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on December 14, 1999, by Stephen M. Hudson, President of River Ridge 3 Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.




Notary Public, State of Texas

After Recording Return to:
MCMURTRY, EWALD & BLACKWELDER, P.C.
816 WEST 10th STREET
AUSTIN, TEXAS 78701

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E Rister

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MABRY \$11.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS