

STATE OF TEXAS
COUNTY OF TRAVIS

**NOTICE TO PROSPECTIVE PURCHASERS OF THE SUMMIT AT WEST RIM ON MOUNT LARSON
BLOCK A SUBDIVISION LOTS REGARDING RULES, BY-LAWS, DECLARATION,
RESALE CERTIFICATES AND MANAGEMENT**

All prospective purchasers of lots at The SAWR Owners Association, Inc. (AKA The Summit at West Rim on Mount Larson Block A), according to the Declaration of Covenants, Conditions and Restrictions filed of record in Volume INV # 1999019724, 43 pages, Official Records of Travis County, Texas, are notified by the SAWR Owners Association, Inc. (AKA The Summit at West Rim on Mount Larson Block A) as follows:

1. Before finalizing the purchase of any lot at The SAWR Owners Association, Inc. (AKA The Summit at West Rim on Mount Larson Block A) please be aware that you are, as a matter of law, on notice of all the contents of the above declaration and the associations' by-laws and rules. Such documents are binding upon all lot owners.
2. The rules (Covenants, Conditions and Restrictions) contain limitations regarding the use of the lot and the common area by owners, tenants and their family and guests.
3. It is recommended that you obtain copies of all the forgoing instruments and read them prior to making a final commitment to purchase a lot at The SAWR Owners Association, Inc. (AKA The Summit at West Rim on Mount Larson Block A), referred to above.
4. At the time of purchase, a lot may be subject to a lien for assessments and other sums previously unpaid by the prior owner(s), including attorney's fees, interest and other charges. You are advised to obtain a "resale certificate" from the association management which will verify whether there are any unpaid amounts.
5. The Association has authorized the managing agent to charge a transfer fee of \$120 and a resale certificate fee of \$195 for the sale of any lot payable by the buyer at closing in. All closing officers are asked to contact the managing agent to obtain further material to be presented to the buyer at closing.
6. Until changed by notice in the Official Records of Travis County, Texas, the address and contact information of the managing agent for purposes of obtaining resale certificates,

copies of documents, and information about delinquent sums owed to the association by lot owners selling their lots is:

SAWR Owners Association, Inc.
4100 River Garden Trail
Austin, TX 78746

Email address: info@sawr.net
Web address: www.sawr.net

Dated this ____ day of December, 2013.

The SAWR Owners Association, Inc. (AKA The Summit at West Rim on Mount Larson Block A)

BY:

Print name: _____

Title: _____

STATE OF TEXAS

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This instrument was acknowledged before me on _____, 2013, by _____, as President of The SAWR Owners Association, Inc. (AKA The Summit at West Rim on Mount Larson Block A), a nonprofit corporation incorporated under the laws of the State of Texas, on behalf of said corporation.

Notary public for the State of Texas

Printed name of Notary : _____

My commission expires: _____

After recording, please return to:
SAWR Owners Association, Inc.
4100 River Garden Trail
Austin, TX 78746