

STATE OF TEXAS

COUNTY OF WILLIAMSON

DOC# 9865556

NOTICE TO PROSPECTIVE PURCHASERS OF BRADFORD PARK, SECTION ONE SUBDIVISION LOTS REGARDING HOMEOWNER ASSOCIATION, SUBDIVISION RESTRICTIONS, RESALE CERTIFICATES AND TRANSFER FEES

Bradford Park, Section One Homeowners' Association, Inc. (the Association") notifies all prospective purchasers of lots in Bradford Park, Section One Subdivision ("Bradford Park, Section One") as follows:

1. Before finalizing the purchase of any lot in Bradford Park, Section One, please be aware that you are, as a matter of law, on notice of all the contents of the Declaration of Protective Covenants, Bradford Park, Section One Owners Association of Bradford Park, Inc., filed of record in Document #9705606, Official Records of Williamson County, Texas as amended and all Supplemental Declarations of record (the "Declarations") and the Association's by-laws and rules. Such documents are binding upon all lot owners and membership in the Association is mandatory for lot owners.
2. The Declarations 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 Declarations and read them prior to making a final commitment to purchase a lot in Bradford Park, Section One.
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. The Association has authorized the managing agent to charge a \$35.00 fee for preparing a "resale certificate".
5. The Association has authorized the managing agent to charge a "transfer fee" of \$75.00 for the sale of any developed lot. This fee may be paid by the buyer at closing. 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 recorded in the Official Records of Williamson County, Texas, the address and telephone number of the managing agent for the Association for purposes of obtaining resale certificates, copies of documents, and information about delinquent sums owed to the Association by lot owners selling their lots, are as follows:

Plateau Property Management Company
 Attn: Rosalyn Peterson
 3215 Steck Avenue, Suite 100
 Austin, Texas 78757-8060
 (512) 452-8810 - Telephone
 (512) 452-0998 - Fax

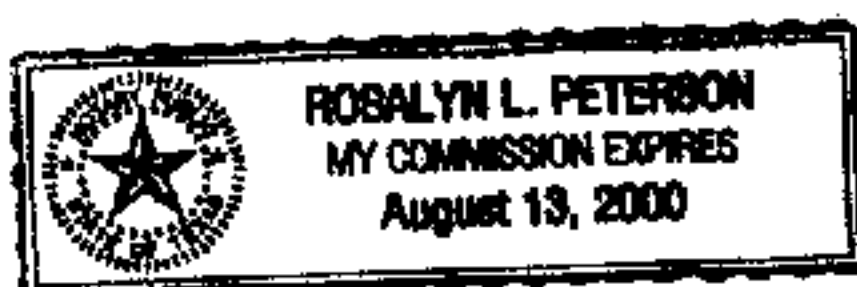
Dated this 26th day of October, 1998

BRADFORD PARK, SECTION ONE HOMEOWNERS' ASSOCIATION

By: [Signature]
Board President

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on Oct. 26, 1998, by Jesse Murphy, as President of Bradford Park, Section One Homeowners' Association, a nonprofit corporation incorporated under the laws of the State of Texas, on behalf of said corporation.



[Signature]
 Notary Public for the State of Texas
 Printed Name of Notary Rosalyn Peterson
 My Commission Expires 8/13/2000

After recording return to:
 Bradford Park HOA
 c/o Plateau Property Management Co.
 3215 Steck Ave., Suite, 100
 Austin, Texas 78757-8060

(4)

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

UNRECORDED

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Pages: 1
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Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 9.00