

ACRO DEVELOPERS LIMITED PARTNERSHIP

DISCLOSURE REGARDING LOT 1, BLOCK 44, LOT 1, BLOCK 45,
AND LOT 23, BLOCK 6, TUSCANY AT RIDGEVIEW ESTATES

Acro Developers Limited Partnership as the Developer (the "Developer") of Tuscanry Ridgeview Estates Subdivision (the "Subdivision") hereby makes the following disclosure to all persons and entities who have or will acquire title to Lots 1, Block 44, Lot 1, Block 45, Lot 23, Block 6.

1. **Lots Excluded From Membership in Property Owners Association.** Lot 1, Block 44, Lot 1, Block 45, and Lot 23, Block 6, Tuscanry at Ridgeview Estates (the "Excluded Lots") are excluded from membership in the Tuscanry at Ridgeview Estates Property Owners Association (the "Association") which will be established for the Subdivision. The provisions set forth in Article IV, V, and VI of the Declaration of Covenants, Conditions and Restrictions for Tuscanry at Ridgeview Estates (the "Covenants") of record in Document #20060002649, Real Property Records of El Paso County, Texas shall not apply to the Excluded Lots, and the Excluded Lots shall not be subject to any assessments, liens nor receive any rights or benefits of membership in the Association.

2. **Covenants.** All other provisions of the Covenant, including, without limitation, the provisions of Article VII and Article VIII of the Covenants, shall apply to the Excluded Lots.

3. **Architectural Review Committee.** The provisions of Article VII relating to the Architectural Review Committee shall apply to the Excluded Lots notwithstanding the fact that the Architectural Review Committee shall, after the Conversion Date, be appointed by the Association.

4. **Notice to Subsequent Buyer.** Each buyer or owner of one of the Excluded Lots shall be responsible for advising any subsequent owner or purchaser of an Excluded Lot of the matters disclosed herein.

5. **Indemnification.** The undersigned, being a Buyer of an Excluded Lot, hereby agrees to indemnify and hold harmless Developer from any claims or causes of action asserted by any subsequent owner of an Excluded Lot who purchased from the undersigned in the event such owner or buyer shall claim that the matters set forth herein were not fully and completely disclosed prior to purchase of the Lot.

The Developer and the undersigned buyer have signed this Disclosure to acknowledge that Developer delivered a copy of this Disclosure to Buyer to acknowledge the Buyer has received a copy of this Disclosure and agrees to abide by the terms hereof.

SIGNED as of this 3rd day of May, 2006.

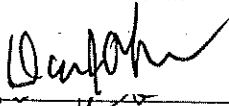
DECLARANT:

ACRO DEVELOPERS LIMITED PARTNERSHIP

BY: T & D DEVELOPERS, INC.

ITS: GENERAL PARTNER

BY:



DAN O'LEARY, PRESIDENT


F/LBAS/ACRODEV/DISCLOSURETUSCANY

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