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DECLARATION OF RESTRICTIONS-ONION CREEK, SECTION 8

On this the 17th day of February, 1993, Onion Creek Development Company, herein called "Developer", hereby declares that the land described below shall be held, transferred, sold, conveyed, and occupied subject to the following covenants, conditions, restrictions, reservations, charges, and limitations, hereby specifying and agreeing that this Declaration and the provisions hereof shall be binding upon Developer, it's successors, and assigns, and all subsequent owners of each lot and the owners, by acceptance of their deeds, for themselves, their heirs, executors, administrators, successors, and assigns, covenant and agree to abide by the terms and conditions of this Declaration:

1. Developer is the owner of real property located in Travis County, Texas more particularly described as Lots 1 and 2, Onion Creek, Section 8, as recorded in volume 91, page 168-9, Plat Records, Travis County, Texas.
2. Developer has previously recorded in Travis County, Texas, restrictions and covenants to govern the development of various Sections of the Onion Creek Subdivision. Developer hereby desires that restrictions as recorded in Volume 4678, page 2216, Volume 4678, page 2228, Volume 5243, page 549, Volume 5261, page 1455, Volume 5637, page 2133, Volume 6087, page 894, Volume 6951, page 154, Volume 6951, page 158, Volume 7009, page 719, Volume 7089, page 343, Volume 7636, page 440 shall apply to all lots in Onion Creek, Section 8.
3. No Television satellite disks or dishes will be allowed on any lot.
4. All roofs must be approved, prior to construction, by the Architectural Control Committee of Onion Creek.
5. All lots of Onion Creek, Section 8 shall be used for residential purposes only.
6. In the event of any of the foregoing covenants, conditions, restrictions, reservations, charges is held invalid or unenforceable by a court of competent jurisdiction, it shall not affect the validity and enforceability of the other covenants, conditions, restrictions, or charges.
7. Developer retains and reserves the right to grant to itself, or others, variances from anything contained in #2 above for a period of 10 years.

Executed this 17th day of February, 1993.

Onion Creek Development Company

by J.M. Shorter  
J.M. Shorter, Attorney in Fact

THE STATE OF TEXAS :  
COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared J.M. Shorter, attorney-in-fact known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 17th day of February, 1993.

Joyce Cates  
Notary Public, Travis County, Texas



REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

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