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SUPPLEMENTARY DECLARATION OF RESTRICTIONS

ONION CREEK SECTION 1-A

1-15-9815

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On this 15th day of July, 1975, Onion Creek Development Company (a joint venture composed of Lumbermen's Investment Corporation and C & D Investments, a partnership of which James N. Demaret and James D. Connally are the General Partners), herein collectively called "Developer", hereby declares that the land described below shall except to the extent set forth herein be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, reservations and charges set forth in the Declaration of Restrictions by Developer dated July 9, 1973, recorded Book 4678, Page 2216, Deed Records of Travis County, Texas, which is incorporated herein by reference and made a part hereof for all purposes, hereby specifying and agreeing that the Declaration of Restrictions as amended herein insofar as it pertains to the land described below shall be and does constitute covenants to run with the land and shall be binding upon Developer, its successors and assigns, and all subsequent owners of each lot and the owners thereof by the acceptance of their deeds, for themselves, their heirs, executors, administrators, successors and assigns, covenant and agree to abide by the terms and conditions of the Declaration of Restrictions described above except that the following paragraphs and subparagraphs shall as to the land described below be deemed to be inserted in lieu of the corresponding paragraphs of the Declaration of Restrictions as follows:

1. Land

Developer is the owner of real property located in Travis County, Texas (herein called the "Land") more particularly described in the plat referred to in paragraph 2 hereof.

1-15-98/6

2. Subdivision

Developer has subdivided the Land into lots in a subdivision to be known as Onion Creek Section 1-A according to the Plat thereof recorded in Book 72, Page 87, Plat Records of Travis County, Texas, to which Plat and its record reference is made for all purposes. Developer plans to create a residential community by selling the lots for the construction of duplexes each with two single-family dwelling units pursuant to this Supplementary Declaration of Restrictions and the Supplementary Declaration of Covenants of even date herewith.

6. Restrictions on Lots

(a) Land Use. All lots in the subdivision shall be used for residential purposes.

(b) Building Types. No building shall be erected, altered, placed or permitted to remain on any lot other than one duplex per lot with two single-family dwelling units in each building not to exceed two stories in height. All garages and carports shall be large enough to accommodate under roof two full-sized automobiles and be attached to the house by a common wall unless permission is granted by the Architectural Committee to deviate from this requirement. No building shall remain uncompleted for more than one year after construction has been commenced.

(c) Dwelling Size. The living area, exclusive of open or screened porches (covered or uncovered), garages, storage rooms, stoops, open terraces and/or servants quarters of each duplex dwelling unit shall be not less than 2,400 square feet.

(e) Building Location. The location of all buildings on the lots shall be reflected on the master plan maintained by the Developer and shall be subject to and comply with the subdivision requirements of the City of Austin and be approved by the Architectural Committee.

1-15-9817

(s) Pets. No pets will be allowed to roam loose and unattended.

The above paragraphs and subparagraphs shall be deemed to supplant the corresponding paragraphs and subparagraphs of the Declaration of Restrictions as to the above described Land and paragraph 6(s) above shall be an addition thereto and except as supplanted or added to the terms of the Declaration of Restrictions shall be applicable to the above described Land and the lots into which the same is subdivided.

EXECUTED this the 15 day of July, 1975.

ONION CREEK DEVELOPMENT COMPANY
Lumbermen's Investment Corporation

(NO SEAL)

By K. M. Jastrow, II
C & D Investments

By James D. Connolly

ORIGINAL DED

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

Before me, the undersigned authority, on this day personally appeared K.M.Jastrow, II, Senior Vice President of Lumbermen's Investment Corporation, a Texas Corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 16th day of July, 1975.

NOTARY SEAL

Shirley Ann Wood
Notary Public, Travis County, Texas

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

Before me, the undersigned authority, on this day personally appeared James D. Connolly General Partner of C & D Investments, a partnership, 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 stated.

Given under my hand and seal of office this the 15th day of July, 1975.

NOTARY SEAL

Shirley Ann Wood
Notary Public, Travis County, Texas