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SUPPLEMENTARY DECLARATION OF RESTRICTIONS

ONION CREEK SECTION 2

1-17-2613

On this 13th day of August, 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. Connolly 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 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 attached Exhibit "A", which is attached hereto and made a part hereof for all purposes.

1-17-2014

Developer has subdivided the Land into lots in a subdivision to be known as Onion Creek Section 2, according to the Plat thereof recorded in Book 70, Page 96, 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 single-family residences and condominium 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 except Lot 2, Block A shown on the plat referred to in paragraph 2 above which is hereby designated for use as a clubhouse and related facilities of Onion Creek Club and shall not otherwise be subject to this Declaration. Temporary uses may be made of the lots by Developer for model homes, parking lots by Developer for model homes, parking lots and/or sales offices which shall be permitted until December 31, 1984, or until permanent cessation of such uses takes place, whichever is earlier.

(b) Building Types. No building shall be erected, altered, placed or permitted to remain on any lot other than:

(1) One detached single-family dwelling not to exceed two stories in height and a one-story garage for not more than three motor vehicles on all of the lots except Lots 1 and 2, Block A, and Lots 50 and 66, Block B of Section 2.

(2) Condominium dwellings for single-family occupancy in each unit not to exceed two stories in height on Lot 1, Block A and Lots 50 and 66, Block B of Section 2.

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

(1) each single-family dwelling shall be 1-17-2615
not less than 2,000 square feet and, if more than one story,
the ground floor shall be not less than 1,400 square feet and
the combined area for the first and second floors shall be not
less than 2,400 square feet on all lots described in subparagraphs
(b) (1) above less and except Lots 31 through 35 in Block B and
on Lots 31 through 35 in Block B shall be not less than 1,200 square
feet and if more than one story, the ground floor shall be not less
than 900 square feet and the combined area for the first and
second floors shall be not less than 1,500 square feet.

(2) each condominium dwelling unit for single-
family occupancy shall be not less than 1,600 square feet.

(f) Fences, Walls, Sidewalks. Fences and walls shall
be considered buildings and may only be erected or maintained within
the minimum building setback requirements from the front lot line
per subparagraph (e). No chain-link fence will be permitted in
any location. On a lot that abuts the golf course of the Onion
Creek Country Club as it may exist from time to time, no fence higher
than three feet shall be erected adjacent to such golf course. All
fences and walls must have the written approval of the Architectural
Committee wherever constructed, erected or permitted to remain.
Sidewalks shall be constructed in accordance with the requirements and
specifications of the building codes of the City of Austin on the
portion of the following lots abutting the right of way of streets
as follows:

(1) Lots 1, 3, 4, Block A, Lots 5, 6, 7, 18, 19 and
30, Block B, Lots 1-6, Block C, Lots 7 and 8, Block D, Lots 1-15,
18, 19, 24-27, Block E on Pinehurst Drive and Pinehurst Drive South.

(2) Lots 4-9, Block A and Lots 1-5, Block C on
Walton Heath Circle.

(3) Lots 7-18, Block B on Indian Wells Drive.

(4) Lots 1-7 and 14, Block D on Merion Cricket Drive.

The sidewalks shall be completed at the time of completion of the
residence or condominium on each lot.

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

1-17-2616

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 13th day of ^{August} ~~July~~, 1975.

ONION CREEK DEVELOPMENT COMPANY
Lumbermen's Investment Corporation

(NO SEAL)

By Wayne McDonald
C & D Investments

By James D. Connolly

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

Before me, the undersigned authority, on this day personally appeared Wayne McDonald 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 13th day of August, 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, in the capacity therein stated.

Given under my hand and seal of office on this the 13th day of August, 1975.

NOTARY SEAL

Shirley Ann Wood
Notary Public, Travis County, Texas