

SEC 2

354

1-17-2618

SUPPLEMENTARY DECLARATION OF COVENANTS

ONION CREEK SECTION 2

AUG 13-75 2717 \* 350

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 be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, easements, charges and liens, herein called "covenants", set forth in the Declaration of Covenants dated July 9, 1973, by Developer, recorded Book 4678, Page 2228, Deed Records of Travis County, Texas, which is incorporated herein by reference and made a part hereof for all purposes and Developer does specify and agree that the Declaration of Covenants shall be and do 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, by their acceptance of their deeds, for themselves, their heirs, executors, administrators, successors and assigns, covenant and agree to abide by the terms of the Declaration of Covenants except that the following paragraphs shall as to the land described below be deemed to be inserted in lieu of the corresponding paragraphs of the Declaration of Covenants 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.



1-17-2619

2. Subdivision

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 the Supplementary Declaration of Restrictions of even date and this Supplementary Declaration of Covenants.

The terms of the Declaration of Covenants except as amended and supplemented hereby shall be applicable to the above described Land and lots into which the same is subdivided.

EXECUTED this the 13th day of <sup>August</sup> ~~July~~, 1975.

ONION CREEK DEVELOPMENT COMPANY  
Lumbermen's Investment Corporation

(NO SEAL)

By Wayne McDonald  
C & D Investments

By James H. 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

Shila Ann Wood  
Notary Public, Travis County, Texas



THE STATE OF TEXAS :

COUNTY OF TRAVIS :

1-17-2620

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.

*Sheila Ann Wood*  
Notary Public, Travis County, Texas

NOTARY SEAL

FILED  
AUG 13 2 39 PM '75  
*Doris Shapeline*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page or the named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

AUG 13 1975



*Doris Shapeline*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS