

~~EX-100~~ 5472 \* 2.00  
SUPPLEMENTARY DECLARATION OF RESTRICTIONS

ONION CREEK SECTION 4  
~~EX-100~~ 5473 \* 9.00

1-72-6744

On this 22nd day of March, 1978, 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 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.

2. Subdivision.

Developer has subdivided the Land into lots in a subdivision to be known as Onion Creek Section 4, according to the Plat thereof recorded in Book 76, Page 225, Plat Records of Travis County, Texas, to which Plat and its record reference is made for all purposes. Developer plans to further the residential community created by previous sections through selling lots and other tracts of land for the construction of office, commercial and industrial buildings and single family, townhouse patio, condominium, duplex, fourplex, and apartment dwellings 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 or tracts of land in the subdivision may be used for the purposes designated by Developer in the conveyance of such lot or tract of land by Developer, provided that such uses may be added to, subtracted from or amended as to any tract or part thereof by action of Developer without requiring the joinder of any owner of any land in the Subdivision other than the owner of the tract involved. Such designated uses may involve industrial, commercial or residential purposes or some of the elements of each or all of these purposes. Temporary uses may be made of the lots by Developer for model structures and parking lots and/or sales offices which shall be permitted until December 31, 1983, 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 as approved by the Architectural Committee pursuant to Paragraph 4 of the Restrictions. No building shall remain uncompleted for more than one year after construction has been commenced.

(c) Building Size. The area of all buildings shall be as approved by the Architectural Committee pursuant to Paragraph 4 of the Restrictions.

(d) Building Materials. All construction shall be as approved by the Architectural Committee pursuant to Paragraph 4 of the Restrictions.

(e) Building Location. The location of all buildings shall be reflected on the Master Plan maintained by Developer and shall be subject to and comply with the subdivision requirements of the City of Austin and approved by the Architectural Committee pursuant to Paragraph 4 of the Restrictions.

Eaves, steps, terraces, patios, walls and fences shall not be considered as part of a building for purposes of this subparagraph; provided, however, no part of a structure may encroach on another lot. No obstruction to visibility at street intersections or access easement intersections shall be permitted.

(f) Fences, Walls, Sidewalks. Fences and walls shall be considered buildings. No chain-link fence will be permitted in any location. 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 City of Austin.

The sidewalks shall be completed at the time of completion of the improvements on each lot.

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(i) Business. No gainful occupation, trade or other use shall be conducted on (i) any land in the subdivision that is not lawful and for which all required permits and licenses have been secured from applicable governmental authority, or (ii) on any land in the subdivision which is designated as residential by Developer pursuant to paragraph 6(a) hereof.

(j) Signs. No signs shall be displayed on any lot except as approved by the Architectural Committee pursuant to Paragraph 4 of the Restrictions.

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 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 22nd day of March, 1978.

ONION CREEK DEVELOPMENT COMPANY  
Lumbermen's Investment Corporation

INO SEAL

By Wayne McDonald

C & D Investments

By [Signature]

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 22nd day of March, 1978.

NOTARY SEAL

[Signature]  
Notary Public,  
Travis County, Texas



THE STATE OF TEXAS §

COUNTY OF TRAVIS §

1-72-6747

Before me, the undersigned authority, on this day personally appeared Willard 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 22nd day of March, 1978.

*Ray H. Siffert*  
Notary Public,  
Travis County, Texas

NOTARY SEAL

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

MAR 23 1978



*Chris E. Hargis*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
MAR 23 1 49 PM '78  
*Chris E. Hargis*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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