

SEC 7

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SUPPLEMENTARY DECLARATION OF RESTRICTIONS

ONION CREEK SECTION 7

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On this the 11 day of July, 1989, Onion Creek Development Company, (hereinafter referred to as the "Developer"), composed of Lumbermen's Investment Corporation, a Texas corporation and St. James Realty, a Delaware Corporation, 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 at 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 and the Supplemental Declaration of Restrictions, as amended herein insofar as they pertain to the land described below, 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, 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 and Supplemental Declaration of Restrictions described above, except that the following paragraphs and subparagraphs shall be deemed to be inserted in lieu of the corresponding paragraphs and subparagraphs of the Declaration of Restrictions with respect to the land described below, 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 7 according to the plat thereof recorded in Book 86, Page(s) 128B, 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 single family dwellings pursuant to this Supplementary Declaration of Restrictions and the Supplementary Declaration of Covenants of even date herewith.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10985 0598

6. Restrictions of Lots.

(a) Land Use. All lots or tracts of land 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 in the Subdivision other than:

One detached single-family dwelling not to exceed two stories in height and a one-story garage for not more than three motor vehicles.

All garages and carports shall be large enough to accommodate, under roof, two full-sized automobiles and shall be attached to the dwelling by a common wall unless permission is granted by the Architectural Committee to deviate from this requirement. No building or improvement 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 single-family dwelling shall not be less than 2000 square feet and, if more than one story, the ground floor shall not be less than 1500 square feet and the combined area for the first and second floors shall not be less than 2500 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 (d). No chainlink 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 fences 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 lots abutting both sides of Pinehurst Drive.

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

(s) Pets. No pets will be allowed to roam loose unattended and the owner of a pet shall be responsible for any damages caused by such pet.


(t) Children. Children shall be supervised by parents or their representative at all times and such parent or representative shall be available at the residence of each child for needed supervision. No air rifles, pellet guns or similar instruments may be discharged in the subdivision.

(u) No outside antennas or aerials or satellite communications equipment of any kind will be allowed without prior written approval of the architectural control committee of Onion Creek.

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 11 day of July, 1989

ONION CREEK DEVELOPMENT
COMPANY

By 
Dan H. Davidson
Attorney In Fact

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10985 0600

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Dan H. Davidson of Onion Creek Development Company, 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 11th day of July, 1989.


Notary Public



MELVIN W. BILICH
Notary Public
STATE OF TEXAS
My Commission Expires 2-9- 93

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
10985 0601

EXHIBIT "A"
to
SUPPLEMENTARY DECLARATION OF RESTRICTIONS BY
ONION CREEK DEVELOPMENT COMPANY
DATED July 11, 1989

0.86 acres of land out of that certain 897.23 acre tract of land situated in the Santiago Del Valle Grant, Travis County, Texas as described by a Deed of Record in Vol. 4487, Page 806 recorded November 10, 1972 Deed Records, Travis County, Texas, which 0.86 acres are more particularly described on the plat of Onion Creek Section 7, described and referred to in Paragraph 2 hereof.

FILED

1989 JUL 24 AM 11: 27

DANA DE BEAUVOR
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 herein by me; and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

JUL 24 1989



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RETURN TO:

CAPITOL OF TEXAS TRUST COMPANY
1250 CAPITAL OF TEXAS COMPANY
BLDG. 1000, SUITE 1000
AUSTIN, TEXAS 78746
A5830

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10985 0602