

SUPPLEMENTAL DECLARATION OF COVENANTS

ONION CREEK SECTION 6A

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The original is on file. Deed of Records, Travis County.)

On this 30th Day of May, 1986, 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 6-A according to the plat thereof recorded in Book 85, Page(s) 146B, 146C, 146D, 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 event date herewith.

6. Restriction of Lots.

(a) Land Use. All lots or tracts of land in the Subdivision shall be used for residential purposes, with the exception of Lot 29 Block L. Lot 29 Block L shall be owned and maintained by the Onion Creek Homeowners Association for the exclusive use and enjoyment of the Onion Creek Homeowners Association. Said lot may not be deeded, transferred, assigned or conveyed to any third party and may not be developed, improved or modified for any purpose other than recreational purposes. Such uses may be added to, subtracted from or amended as to any tract or part thereof by act of the Developer without the joinder of any owner of land in the Subdivision other than the tract involved. Temporary uses may be of the lots in the subdivision by the Developer for model structures and parking lots and/or sales offices, which uses shall be permitted until December 31, 1999, or until permanent cessation of such uses takes place, whichever occurs first.

(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. Note: The wastewater collection lift station located on Lot 50 Block L shall remain the property of the Developer.

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 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 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 west side of Shinnecock Hills Drive and Jupiter Hills Drive, the south side of Wild Dunes Court and southwest side of Wild Dunes Court.

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 30th day of May, 1986.