

A-8

FILM CODE
00005762642

TWENTY-NINTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CIRCLE C RANCH SUBDIVISION

THE STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

This Twenty-Ninth Amendment to Declaration of Covenants, Conditions and Restrictions is made to be effective the date set forth below by PHOENIX HOLDINGS, LTD., a Texas limited partnership.

RECITALS:

A. By Declaration of Covenants, Conditions and Restrictions for Circle C Ranch Subdivision recorded in Volume 10585, Page 110, Real Property Records of Travis County, Texas (the "**Original Declaration**"), Circle C Development Corporation, a Texas corporation (the "**Original Declarant**") imposed certain covenants, restrictions, charges and liens upon certain real property as therein described.

B. The Original Declaration has been amended by documents recorded in Volume 10627, Page 771; Volume 10729, Page 1153; Volume 10778, Page 284; Volume 10847, Page 1704; Volume 10961, Page 0851; Volume 11003, Page 1060; Volume 11134, Page 1045; Volume 11824, Page 0883; Volume 11924, Page 0139; Volume 11924, Page 0959; Volume 11925, Page 0009; Volume 11929, Page 0356; Volume 12081, Page 1479; Volume 12219, Page 0642; Volume 12231, Page 1241; Volume 12236, Page 2799; Volume 12265, Page 0471, as corrected in Volume 12403, Page 0495; Volume 12280, Page 0080; Volume 12377, Page 0508; Volume 12492, Page 0516; Volume 12618, Page 0678; Volume 12667, Page 0072; Volume 12667, Page 0169; Volume 12705, Page 0016; Volume 12721, Page 1542; Volume 12864, Page 1216; and Volume 13114, Page 0757, respectively, of the Real Property Records of Travis County, Texas, (which Original Declaration, as so amended, is herein referred to as the "**Declaration**").

C. Circle C Development Corporation assigned its rights and privileges as "Declarant" under the Declaration to Circle C Development Joint Venture; Circle C Development Venture subsequently assigned its rights and privileges as "Declarant" under the Declaration to Circle C Land Corp., a Texas corporation; and Circle C Land Corp. subsequently assigned its rights and privileges as "Declarant" under the Declaration to Phoenix Holdings, Ltd., a Texas limited partnership (hereinafter referred to as the Declarant").

D. Article I, Section 3 of the Declaration provides that Declarant has the right at any time and from time to time to bring within the scheme of the Declaration additional properties, and further has the right to supplement or modify the Declaration as may be appropriate for such additional property.

E. Declarant desires to bring certain property within the scheme of the Declaration and to modify the Declaration as to said property as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Addition to Property Subject to Declaration. The following tract of land (the "**Additional Land**") is hereby added to the Properties subject to and covered by the Declaration:

2.5228 acres of land, more or less, as more particularly described on Exhibit A attached hereto and made a part hereof, and also known as CIRCLE C RANCH Phase A, Section Eight, a proposed subdivision in Travis County, Texas.

2. Modification of the Declaration as to the Added Tract. The Additional Land shall be held, transferred, sold, conveyed, occupied and used subject to the covenants, restrictions, charges and liens as set forth in the Declaration, provided that as the same relate to the Additional Land, the terms and provisions of the Declaration are modified as follows:

(a) Article III, Section 6 of the Declaration is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13224 0043

Section 6. Commencement Date of Assessments. The first annual assessment provided for herein shall commence to accrue as to each Lot within the Additional Land shall be the date that a final plat is recorded in the Deed Records of Travis County, Texas.

- (b) Article IV, Section 10 of the Declaration is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

Section 10. Governmental Authorities. Declarant, its successors and assigns, and all future Owners and their successors and assigns by their acceptance of their respective deeds, and the Association shall be bound by and subject to all applicable laws, ordinances, rules or regulations, including without limitation obtaining all permits required for the construction, erection, placement, alteration or maintenance of improvements on The Properties. No improvements or addition or change or alteration thereof shall be constructed, erected, placed, altered or maintained on The Properties, including the Common Area, which is in violation of the applicable laws, ordinances, rules or regulations of any governmental entity or agency with jurisdiction over the portion of The Properties on which such improvements are so constructed, erected, placed, altered or maintained. Notwithstanding anything to the contrary herein contained, Declarant, the Association, the Committee, and their respective officers, directors, agents and employees shall have no obligation to enforce or report any violation of any such law, ordinance, rule or regulation. The approval of plans and specifications by the Committee shall not be deemed or construed to constitute a determination that such plans and specifications comply with any applicable law, ordinance, rule or regulation.

- (c) Article V, Section 2 of the Declaration is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

Section 2. Minimum Square Footage Within Improvements. The living area of the main residential structure located on any Lot, exclusive of porches and parking facilities, shall not be less than one thousand three hundred (1,300) square feet and not more than two thousand four hundred (2,400) square feet for the Lots within the Additional Land.

- (d) Article V, Section 3(b) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

b. Use. No manufacturing, trade, business, commerce, industry, profession, or other occupation whatsoever will be conducted or carried on in The Properties or any part thereof, or in any building or other structure erected thereon, save and except sales and construction management offices with the prior written approval of the Architectural Control Committee.

- (e) Article V, Section 3(h) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

h. Carports, sports courts, and swimming pools. No carports, sport courts of any kind, or swimming pools shall be constructed, erected or permitted to remain on any Lot without the express prior written approval of the Architectural Control Committee. Any outdoor lighting related to carports, sports courts, or swimming pools shall be subject to the requirements of Section 5 hereof.

- (f) Article V, Section 4 is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

Section 4. Minimum Setback Lines. All setback lines shall be in accordance with the approved final plat(s) for the Additional

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

Land. No structure may be placed within the setback lines; however, the following improvements are allowed within minimum setback areas:

- a. structures below and covered by the ground;
- b. steps, walks, driveways, and curbing;
- c. retaining or screening walls as approved by the Architectural Control Committee;
- d. landscaping;
- e. any other improvement approved in writing by the Architectural Control Committee, provided that roofed structures other than relatively minor encroachments shall in no event be so approved.

(g) The last paragraph of Article V, Section 6 is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

Notwithstanding anything herein contained to the contrary, (i) no paper or cardboard signs will be permitted on any Lot, and (ii) any and all signs, if allowed, shall comply with all applicable laws, ordinances, rules or regulations of any governmental entity or agency with jurisdiction over the portion of The Properties on which such signs are so constructed, erected, placed, or maintained.

(h) Article V, Section 7(e) (ii) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

- ii. Required Landscaping. All Owners shall be required to landscape front yards, back yards, side yards, and adjacent to building foundations. Trees, shrubs, ground covers, seasonal color and turf grass shall be used in these areas to achieve the landscape intent for land use according to the Design Guidelines.

Either permanent turf grass or Winter Rye shall be established in all turf areas shown on the approved landscape plan by the builder prior to the occupancy of any residence constructed on a Lot. Winter Rye shall be considered a temporary measure to reduce soil erosion through the winter season. It shall be completely replaced with turf grass according to the approved landscape plan by May 1 of the following year.

Trees, shrubs and turf areas (as provided above) shall be planted by the builder prior to the occupancy of any residence constructed on a Lot, the season notwithstanding.

Note: Refer to Screening Section 8 of Article V for required landscaping for screening situations.

(i) Article V, Section 7 (e) (iv) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

- iv. Required Trees. The land use listed below shall be landscaped with the following numbers of shade trees. The shade trees shall be no smaller in size than 3" caliper.

Land Use

Required Number of Trees

Single Family

Two per front yard within 10' 0" of Right-of-Way. (Four for corner lots, two on the front and two on the side)

(j) Article V, Section 8 (e) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

e. Fences. The Owner of each Lot upon which a residential structure has been constructed (or is under construction) shall construct or cause to be constructed, at such Owner's expense, a six-foot privacy fence along the rear and side Lot lines, the materials and location of which shall be subject to approval by the Architectural Control Committee. Where fences are constructed adjacent to any school, open space, or common area, such fences shall be constructed with face toward the school, open space, or common area according to the Design Guidelines. Cost of construction and maintenance of fences along common Lot lines may be shared by the Owners of adjacent Lots; however, each such Owner shall be fully liable for the construction and maintenance of fences along the rear and side Lot lines of his respective Lot.

(k) Article V, Section 9 (b) (iv) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

iv. The exterior walls of all residential structures constructed on any Lot within the Additional Land must have a minimum of 100% masonry coverage on any side facing a street (including both walls facing streets on corner lots), and 50% masonry coverage on any other side, provided no masonry coverage shall be required on the rear or back of such residential structure, except that the rear wall of any residential structure that backs up to a street must have a minimum of 100% masonry coverage. Under no circumstances shall any residential structure be deemed to have more than one back. In case of any dispute, the Architectural Control Committee shall determine which sides of the residential structure are facing a street, or are on the side or on the back of the residential structure.

(l) Article V, Section 9(b) (vi) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

vi. No above level swimming pool shall be installed on any lot. Any swimming pool shall be designed, engineered, constructed and maintained in compliance with all applicable laws, ordinances, rules, regulations and permit requirements of any governmental entity or agency with jurisdiction over the portion of The Properties on which such pool is so constructed and maintained.

(m) Article V, Section 9(e) (ii) is hereby deleted in its entirety, and the following is substituted in the place and stead thereof:

ii. All telephone, electric, cable, or other service lines shall be installed underground and shall comply with all applicable laws, ordinances, rules, regulations and permit requirements of any governmental entity or agency with jurisdiction over the portion of The Properties on which such lines are so installed and maintained and the requirements of the entities providing such service.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXECUTED this the 29th day of May, 1998.

PHOENIX HOLDINGS, LTD.,
a Texas limited partnership

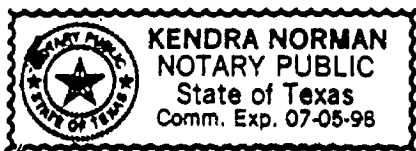
By: Phoenix Holdings GP, Inc.,
a Texas corporation, its General Partner

By: [Signature]
Steven P. Bartlett, Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 29th day of May, 1998 by Steven P. Bartlett, Vice President of Phoenix Holdings GP, Inc., a Texas corporation, General Partner of PHOENIX HOLDINGS, LTD., a Texas limited partnership, on behalf of said corporation and limited partnership.



[Signature]
Notary Public, State of Texas
Print Name: _____

After Recording, Return to:

Steve Bartlett
Circle C Ranch Homeowners' Association
1111 West 11th Street
Austin, Texas 78703

2.5228 Acres

Circle C Ranch, Phase A, Section 8
Page 1Jesse Williams Survey No. 62
98524.10
May 19, 1998

STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

FIELDNOTE DESCRIPTION of a 2.5228 acre tract out of the Jesse Williams Survey No. 62, Travis County, Texas, being all of that 2.4432 acre tract conveyed to Phoenix Holdings, Ltd. by deed recorded in Volume 12515, Page 140 of the Travis County Plat Records, and all of that 0.0315 acre tract and that 0.0481 acre tract as dedicated to the public for right-of-way in Volume 11739, Page 225 of the said Deed Records; the said 2.5228 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in an easterly line of the said 2.4432 acre tract, being the northeast corner of Circle C Ranch, Phase A, Section Two, a subdivision recorded in Book 92, Pages 388 through 390 of the Travis County Plat Records, and a point in the westerly line of The Village at Western Oaks, Section 16-A, a subdivision recorded in Book 86, Pages 62A through 62D of the said plat records;

THENCE, leaving the westerly line of said Village of Western Oaks, Section 16-A, along the said 2.4432 acre tract, being the northerly line of the said Circle C Ranch, Phase A, Section Two, for the following three (3) courses:

- 1) N 59° 50' 35" W, 99.97 feet to a 1/2" iron rod found in the easterly right-of-way line of Ruxton Lane (50.00' right-of-way);
- 2) N 30° 05' 44" E, along the said easterly right-of-way line of Ruxton Lane, 22.48 feet to a 1/2" iron rod found for corner;
- 3) N 59° 49' 42" W, at 50.00 feet pass a 1/2" iron rod found in the easterly right-of-way line of Ruxton Lane, for a total distance of 176.74 feet to a 1/2" iron rod found for corner;

THENCE, N 36° 09' 08" W, continuing across the said 538.5087 acre tract, at 60.31 feet pass a 1/2" iron rod found point for a northerly corner of aforesaid Circle C Ranch, Phase A, Section Two, being the northeast corner of Lot 12, Block "E", Circle C Ranch, Phase A, Section One, a subdivision recorded in Book 91, Pages 344 through 346 of the said plat records, for a total distance of 192.07 feet to a 1/2" iron rod found for corner;

THENCE, continuing along the said 2.4432 acre tract, being an easterly line of the said Circle C Ranch, Phase A, Section One, for the following two (2) courses:

- 1) N59°36'58"E, for a distance of 103.96 to a 1/2" iron rod found in the southerly right-of-way line of Hillside Terrace (70.00 foot right-of-way) as dedicated in Circle C Ranch, Phase A, Section one;
- 2) S30°23'02"E, along the southerly right-of-way line of Hillside Terrace Drive, 10.00 feet to a 1/2" iron rod found for the most northerly corner of the said 0.0481 acre tract;

THENCE, leaving the said interior line of the 2.4432 acre tract, along the common line between the 0.0481 acre tract and the southerly right-of-way of Hillside Terrace, for the following two (2) courses:

- 1) S30°23'02"E, 17.58 feet to a 1/2" iron rod found for the point of curvature of a curve to the left;
- 2) With the said curve to the left having a central angle of 15°31'52", a radius of 360.00 feet, a chord which bears S38°08'58"E a distance of 97.29 feet, for an arc distance of 97.59 feet to a 1/2" iron rod found on a curve to the left for the most easterly corner of the 0.0481 acre tract, being on an interior line of the aforesaid 2.4432 acre tract;

THENCE, leaving the northerly line of the 0.0481 acre tract, along the common line between the 2.4432 acre tract and Hillside Terrace, with the said curve to the left having a central angle of 71°23'35", a radius of 60.00 feet, a chord which bears N45°16'51"E a distance of 70.02 feet, for an arc distance of 74.76 feet to a 1/2" iron rod found on a curve to the right for the most easterly corner of the said 0.0315 acre tract;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13226 0047

THENCE, leaving the said interior line of the 2.4432 acre tract, along the common line between the 0.0315 acre tract and the northerly right-of-way of Hillside Terrace, for the following two (2) courses:

- 1) With the said curve to the right having a central angle of $15^{\circ}49'12''$, a radius of 290.00 feet, a chord which bears $N38^{\circ}17'38''W$ a distance of 79.82 feet, for an arc distance of 80.07 feet to a $\frac{1}{2}$ " iron rod found for the point of tangency;
- 2) $N30^{\circ}23'02''W$, 17.58 feet to a $\frac{1}{2}$ " iron rod found for the most westerly corner of the said 0.0315 acre tract, being on an interior line of the aforesaid 2.4432 acre tract;

THENCE, $N30^{\circ}23'02''W$, leaving the said 0.0315 acre tract, along the common line between the said 2.4432 acre tract and the northerly right-of-way of Hillside Terrace, 11.98 feet to a $\frac{1}{2}$ " iron rod found for the most southerly corner of Lot 14, Block "F", Circle C Ranch, Phase A, Section One;

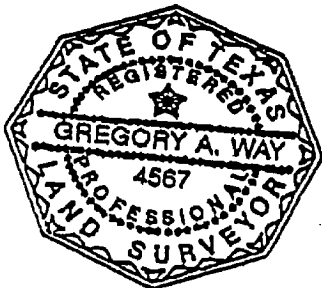
THENCE, leaving the northerly right-of-way line of Hillside Terrace, along the common line between the 2.4432 acre tract and Circle C Ranch, Phase A, Section One, for the following five (5) courses:

- 1) $N59^{\circ}36'58''E$, 105.00 feet to a $\frac{1}{2}$ " iron rod found for corner;
- 2) $S30^{\circ}23'02''E$, 49.88 feet to a $\frac{1}{2}$ " iron rod found for corner;
- 3) $S59^{\circ}51'48''E$, 123.40 feet to a $\frac{1}{2}$ " iron rod found for corner;
- 4) $N30^{\circ}05'44''E$, 10.93 feet to a $\frac{1}{2}$ " iron rod set for the southwest corner of Ruxton Lane, as dedicated by plat in the aforesaid Circle C Ranch, Phase A, Section One;
- 5) $S59^{\circ}53'58''E$, at 50.00 feet pass a $\frac{1}{2}$ " iron rod found for the southeast corner of Ruxton Lane, for a total distance of 150.16 feet to a southeast corner of said Circle C Ranch, Phase A, Section One, being the northeast corner of the aforesaid 2.4432 acre tract and a point in the westerly line of The Village at Western Oaks, Section 16-B, a subdivision recorded in Book 86, Pages 90B through 90D of the said plat records;

THENCE, $S30^{\circ}07'43''W$, leaving the southerly line of said Circle C Ranch, Phase A, Section One, along the easterly line of the said 2.4432 acre tract, at 130.07 feet pass the southwest corner of The Village at Western Oaks, Section 16-B, being the northwest corner of The Village at Western Oaks, Section 16-A, for a total distance of 330.15 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 2.5228 acres of land area.

That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 19TH day of May, 1998.



GREGORY A. WAY
Registered Professional Land Surveyor
No. 4567 - State of Texas

FILED

98 JUL 14 PM 3:16

DANA DEBEAUVOR
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 14 1998



COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIPT#: B00117233 TRANS#: B1464 DEPT: REGULAR RECORD \$21.00
CASHIER: KHTUE FILE DATE: 7/14/98 TRANS DATE: 7/14/98
PAID BY: CHECK# 1343

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13224 0048