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**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GREENSHORES ON LAKE AUSTIN**

THE STATE OF TEXAS                   §  
  §           KNOW ALL MEN BY THESE PRESENTS THAT:  
COUNTY OF TRAVIS                 §

WHEREAS, Declaration of Covenants, Conditions and Restrictions for Greenshores on lake Austin was recorded in Document Number 2004021295, Official Public Records of Travis County, Texas (the "Declarations"); and,

WHEREAS, MARION DUDLEY FOWLER, SUSAN K. ADLER, Trustee of the Carol McMurtry Fowler Charitable Remainder Trust, ROBERT PENN FOWLER, BRALEY A. FOWLER, and SALLY POPE FOWLER were collectively the Declarant in the Declarations;

WHEREAS, PK-RE, Ltd. ("PK-RE") is the owner of more than 67% of the Lots as defined in the Declaration; and

WHEREAS, PK-RE, pursuant to the provisions of Section 10.02 of the Declarations, desires to amend the Declarations as set forth herein.

NOW, THEREFORE, Declarant declares the Declarations are hereby amended as follows:

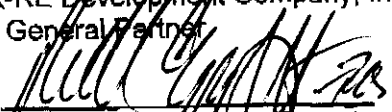
Section 4.09 Windows. Section 4.09 is hereby deleted in its entirety and replaced by the following:

"All windows on the exterior walls facing a street on lots 28 through 83 of Block 1 of Greenshores on Lake Austin Phase One and Two shall be of wood or vinyl construction and no aluminum or metal windows shall be allowed on the exterior walls facing a street."

IN WITNESS WHEREOF, Declarant has executed this First Amendment to Declaration of Covenants, Conditions and Restrictions of Greenshores on Lake Austin as of this the 6 day of April, 2004.

DECLARANT:

PK-RE, LTD., a Texas limited partnership  
By: PK-RE Development Company, Inc., a Texas corporation,  
Its General Partner

By:   
Russell Eppright, President

The State of Texas

§  
§  
§

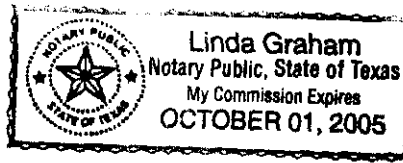
County of Travis

This instrument was acknowledged before me on this 6 day of April, 2004, by Russell Eppright as President of PK-RE Development Company, Inc., a Texas corporation as General Partner of PK-RE, Ltd., a Texas limited partnership, on behalf of said entity:

*Linda Graham*

Notary Public, State of Texas

(seal)



*Net*

**First American Title  
1913 R.R. 620 South  
Suite 101  
Austin, Texas 78734**

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Apr 07 03:03 PM 2004065151

FERGUSONL \$18.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS