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DECLAR 2005105269  
4 PGS

**FIRST SUPPLEMENTAL DECLARATION TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GREENSHORES ON LAKE AUSTIN  
AND NOTICE OF ADDITION OF LAND**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

This First Amendment and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Greenshores on Lake Austin and Notice of Addition of Land is made to be effective the date set forth below by PK-RE, LTD., a Texas limited partnership ("Declarant").

**RECITALS:**

A. By Declaration of Covenants, Conditions and Restrictions for Greenshores on Lake Austin dated July 9, 2003, recorded on February 4, 2004, under Document No. 2004021295 of the Official Public Records of Travis County, Texas, Marion Dudley Fowler, Susan K. Adler, Trustee of the Carol McMurtry Fowler Charitable Remainder Trust, Robert Penn Fowler, Bradley A. Fowler and Sally Pope Fowler (collectively, the "Original Declarant") imposed certain covenants, restrictions, charges and liens upon certain real property as set forth therein.

B. Original Declarant assigned its rights and privileges as "Declarant" under the Declaration to Declarant herein.

C. The above-described Declaration of Covenants, Conditions and Restrictions for Greenshores on Lake Austin has been amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Greenshores on Lake Austin dated April 6, 2004, recorded under Document No. 2004065151, by Second Amendment dated February 11, 2005, recorded under Document No. 200525548, by Third Amendment dated February 11, 2005, recorded under Document No. 200525552, and by Fourth Amendment dated May 26, 2005, recorded under Document No. 2005 096150, of the Official Public Records of Travis County, Texas (the above described Declaration, as amended, is hereinafter referred to as the "Declaration")

D. Section 2.03 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 described real property is hereby added to the Properties subject to and covered by the Declaration:

All lots in GREENSHORES ON LAKE AUSTIN, PHASE THREE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under Document No. 200500034 in the Official Public Records of Travis County, Texas (collectively, "Phase 3").

2. Modification of the Declaration as to the Additional Land. All of the Lots in Phase 3 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 Phase 3 only, the terms and provisions of the Declaration are modified as follows:

(a) Article IV, Section 4.03 (Minimum Yards) of the Declaration is hereby amended to provide that with respect to the Lots in Phase 3 the following substituted in the place and stead thereof:

#### **4.03 Minimum Yards.**

Except as permitted by the Architectural Committee, or as shown on the plat of Greenshores on Lake Austin, Phase Three, the minimum yards for each Lot shall be as follows:

- (i) the minimum side yards for all Lots in Greenshores on Lake Austin Phase 3 shall be five feet (5').
- (ii) the minimum rear yard for all Lots in Greenshores on Lake Austin, Phase 3 shall be ten feet (10') from the Lot line.
- (iii) the minimum front yard for all Lots in Greenshores on Lake Austin, Phase 3 shall be twenty-five feet (25') from the right-of-way of a public street or road on which the Lot is located.

Measurements for yards will be made from the outer extremity of a dwelling, garage or other structural Improvement that is located or to be located on the Lot. All measurements shall be made from the closest point on a building or structural Improvement, excluding overhangs, gables, chimneys, or other portions of the building or structural Improvement being affected by such measurements.

Notwithstanding the foregoing, all dwellings, garages and other structural Improvements situated on a corner Lot shall maintain a minimum front yard set back from the public street or road right-of-way of not less than twenty-five feet (25') and a minimum side yard setback from the right-of-way of the public street

or road on the side of the Lot of not less than fifteen feet (15') unless lesser distances are approved by the Architectural Committee. The Architectural Committee shall determine the facing direction of all such dwellings, garages and other structural improvements, and its decision upon such matters shall be final.

(b) Article IV, Section 4.05 (Minimum Square Footage Within Improvements) of the Declaration is deleted and shall not apply to any of the Lots in Greenshores on Lake Austin, Phase Three.

(c) Article IV, Section 4.09 (Windows) of the Declaration is deleted and shall not apply to any of the Lots in Greenshores on Lake Austin, Phase Three.

EXECUTED this the 2<sup>nd</sup> day of JUNE, 2005.

**PK-RE, LTD.,**  
a Texas limited partnership

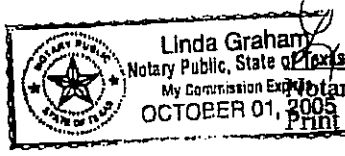
By: PK-RE Development Company, Inc.,  
a Texas corporation, its General Partner

By: [Signature]  
Russell Eppright, President

THE STATE OF TEXAS           §

COUNTY OF TRAVIS           §

This instrument was acknowledged before me on this the 2 day of June, 2005, by Russell Eppright, as President of PK-RE Development Company, Inc., a Texas corporation, on behalf of said corporation as General Partner of PK-RE, LTD., a Texas limited partnership, on behalf of said limited partnership.

 Linda Graham [Signature]  
Notary Public, State of Texas  
Name: \_\_\_\_\_

**AFTER RECORDING, PLEASE RETURN TO:**

**R. Alan Haywood**

Graves, Dougherty, Hearon & Moody  
P.O. Box 98  
Austin, Texas 78767

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2005 Jun 14 02:59 PM 2005105269

EVANSK \$20.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS