



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

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Greenshores on Lake Austin 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 by Assignment of Rights of Declarant recorded under Document No. 2004209750 of the Official Public Records of Travis County, Texas.

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 of the Official Public Records of Travis County, Texas (the above described Declaration, as amended, is hereinafter referred to as the "**Declaration**")

D. Section 10.02 of the Declaration provides that Declarant has the right to amend the Declaration without the consent or joinder of any other Owner at any time and from time to time as long as Declarant owns at least one Lot within the Property covered by the Declaration.

E. Declarant owns more than one Lot within the Property covered by the Declaration and desires to amend the Declaration as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Designation of Common Area. Pursuant to the provisions of Section 1.11 of the Declaration, Declarant hereby designates Lot 25, Block 1, Greenshores on Lake Austin, Phase Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under

Document No. 200500019 in the Official Public Records of Travis County, Texas, (said Lot 25 being labeled as "Private Park" on said plat) as Common Area for the primary benefit of the Owners.

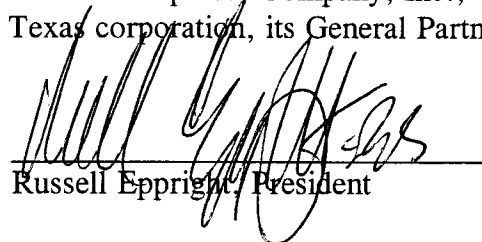
2. Modification of the Declaration as to the Common Area. Section 2.05 of the Declaration is hereby amended to add the following thereto:

Notwithstanding anything contained herein to the contrary, the foregoing provisions for withdrawal of land subject to this Declaration shall not apply to any Common Area and no Common Area may be withdrawn from the Declaration.

EXECUTED this the 11<sup>TH</sup> day of February, 2005.

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

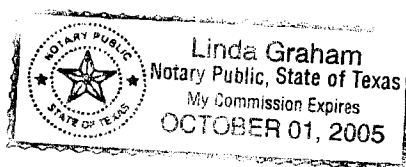
By: PK-RE Development Company, Inc.,  
a Texas corporation, its General Partner


By:   
Russell Eppright, President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 11<sup>th</sup> day of February, 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.



  
Notary Public, State of Texas  
Print Name: \_\_\_\_\_

**AFTER RECORDING, PLEASE RETURN TO:**

**R. Alan Haywood**

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

First American  
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**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

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EVANSK \$18.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS