



**THIRD AMENDMENT TO DECLARATON OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR COSTA BELLA**

THE STATE OF TEXAS }

COUNTY OF TRAVIS }

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Costa Bella (the "Declaration") is made by Falcon of Lake Travis, Inc., a Texas corporation ("Falcon"). The Declaration encumbers real property located in Travis County, Texas as follows: The Costa Bella subdivision as originally platted consisted of Lots 1-54, Block A, and Lots 1-4, Block B, Costa Bella Section Two, as recorded in Volume 100, Page 382, Plat Records of Travis County, Texas. Portions of the Property (i.e., Lots 7-23, Block A, Costa Bella) were subsequently re-platted to become Lots 7A-27A, Costa Bella Section Two, according to the map or plat of record in Document No. 199900344, Official Public Records of Travis County, Texas.

RECITALS

Falcon is the original Declarant pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Costa Bella, as amended, said document being filed in the Travis County Land Records in Vol. 13141, Page 3594, et seq., Real Property Records of Travis County, Texas, and re-recorded in Volume 13143, Page 812 of said Records (collectively, the "Declaration").

Section 9.02 of the Declaration states, in pertinent part, "This Declaration may be amended by Declarant, acting alone, to correct a typographical error or if such amendment is required to bring any provision of this Declaration into compliance with any applicable governmental statute, rule, regulations, requirement or judicial determination."

Falcon makes this Amendment to correct a typographical error in the Declaration as follows. Any reference to the "Association" to the contrary in the Declaration, as recorded, re-recorded and amended is hereby changed to "The Costa Bella Waterfront Community, Inc., a Texas non-profit corporation."

EXECUTED this 12 day of February, 2004 by Arnold C. Tauch, President of Falcon of Lake Travis, a Texas corporation (Declarant)

Arnold C. Tauch, Declarant of the Declaration and President
Falcon of Lake Travis, a Texas corporation.

ACKNOWLEDGEMENT

THE STATE OF TEXAS }

Harris
COUNTY OF TRAVIS }

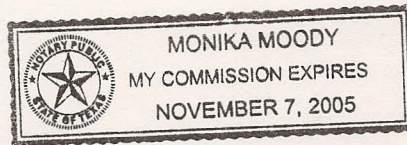
BEFORE ME, the undersigned Notary Public, on this 12 day of February, 2004, personally appeared Arnold C. Tauch, President of Falcon of Lake Travis, Inc., a Texas corporation, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me by Arnold C. Tauch, that he executed the same for the purposes therein expressed, on behalf of said corporation.

Given under my hand and seal of this office this 12 day of February, 2004

Monika Moody

Notary Public Signature

SEAL:



AFTER RECORDING PLEASE RETURN TO: H. G. Flinn, Jr., President, The Costa Bella Waterfront Community, Inc., 212 Costa Bella Drive, Austin, TX 78734-2663.

