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**FIRST AMENDMENT OF
THE DECLARATION OF CONDOMINIUM REGIME
OF THE COURTYARD AT THE PRESERVE CONDOMINIUMS**

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

KNOW ALL MEN BY THESE PRESENTS:

§



AMEND 2004216584

30 PGS

WHEREAS, **Cardinal Hills Investors, LTD.** (referred to herein as "Declarant"), is the Declarant of the Declaration of Condominium Regime of the Courtyard at the Preserve Condominiums, a condo regime located in the City of Lakeway, Travis County, Texas, Document No. 2004076954, Official Public Records of Travis County, Texas (Declaration).

WHEREAS, the "Courtyard" means and includes in the aggregate the Property, the Buildings, and all improvements and structures thereof and thereto, including, without limitation, the Common Elements and all rights, easements, and appurtenances belonging thereto, all of which comprise the residential condominium project established by the Declaration

WHEREAS, pursuant to Article II, Section 2.11(A)(12) of the Declaration, Declarant has reserved Special Declarant Rights and may amend said Declaration to add additional real property and additional units to the Courtyard.

WHEREAS, pursuant to Article VIII, Section 8.1 of the Declaration, Declarant is a Member owning not less than two-thirds interest in the Common Elements.

WHEREAS, the purpose of this First Amendment is to add additional real property and additional units (Additional Real Property) owned by the Declarant to the Courtyard while preserving so far as possible the beauty of the Land, to avoid harsh contrasts between structures and landscape, to guard against the erection of poorly designed or proportioned structures and the use of unsuitable materials, to encourage and ensure the erection of attractive improvements which are harmonious with their sites and, in general, to enhance the environmental quality and economic value of the Land, and

WHEREAS, Declarant desires to convey the Additional Real Property subject to all of the covenants, conditions, restrictions and provisions in the Declaration and to create and carry out a uniform plan for the improvement, development and sale of the Property for the benefit of the present and future owners of the Land, and, in furtherance thereof, Declarant hereby adopts and establishes the Declaration uniformly to the ownership, encumbrance, lease, use, occupancy, enjoyment and conveyance of the Additional Real Property.

NOW, THEREFORE, it is hereby declared that all of the Additional Real Property shall be owned, encumbered, leased, used, occupied, enjoyed and conveyed subject to the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the Land and shall be binding on all parties having any right, title or interest in or to the Land or any

part thereof, their heirs, administrators, legal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

NOW THEREFORE, the Declarant, hereby amends the Declaration thereby adding the following Additional Real Property to the Courtyard.

Lot 27B of the Courtyard at the Preserve Condominiums aka Replat of Lot 27A of the Courtyard at the Preserve Condominiums and Lots 68 and 69 of Cardinal Hills Unit 4, a subdivision located in the City of Lakeway, Travis County, Texas (the "Property") according to the map or plat of record in Document No. 2004114284, Plat Records of Travis County.

NOW THEREFORE, exhibits A - E of the Declaration are hereby amended and replaced by Exhibits A - E hereby attached.

Exhibit "A" Description of Land
Exhibit "B" Map or Plat
Exhibit "C" Percentage Ownership in Common Elements
Exhibit "D" Description of Limited Common Elements
Exhibit "E" Description of Existing Easements, Restrictions, etc.

NOW THEREFORE, the Declarant hereby amends and replaces Article II Section 2.9(c)(2) to read as follows:

A. Article I Section 1.13 shall be amended and replaced to read as follows:

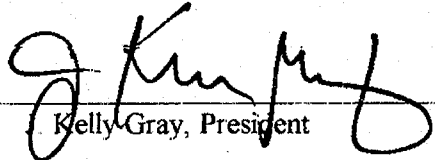
2.9(c)(2) Barbecue Grills. Except for barbecue grills and exterior fireplaces, no exterior fires are permitted. Barbecue grills may only be used in the back yards of Units.

IN WITNESS WHEREOF, this First Amendment to the Declaration has been executed as of the _____ day of _____, 2004.

"DECLARANT"

Cardinal Hills Investors, LTD.
A Texas Limited Partnership

By: Cardinal Hills, Inc.
A Texas Corporation

By: 
Kelly Gray, President

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17 day of November, 2004, by
L. Kelly Gray, President of Cardinal Hills, Inc., a Texas corporation, on behalf of said corporation.



Christine Sheeran
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name: Christine Sheeran

Notary's Commission Expires: May 28, 2008

Consent of Mortgagee:

American Bank of Texas, N.A., as the owner and holder of the indebtedness secured by a Deed of Trust on the Land described in Exhibit "A" attached hereto, does hereby join in the execution of this First Amendment to the Declaration of Condominium Regime for The Courtyard at the Preserve Condominiums, for the purpose of evidencing its consent hereto and without subordinating or releasing any of the bank's liens on the Land or the obligations of the maker and any guarantors of debt to the bank secured by said liens, as they now exist or might be modified or extended in the future.

EXECUTED THIS 17 DAY OF November, 2004.

American Bank of Texas, N.A.

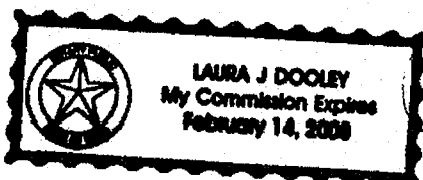
By: [Signature]

Print name: Kerry L Wiggins

Title: President - Austin Market

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17 day of Nov, 2004, by
Kerry L Wiggins, President - Austin Market (title) of American
Bank of Texas, N.A., a National banking association, on behalf of said
association.



NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name: _____

Notary's Commission Expires: _____

EXHIBIT "A"

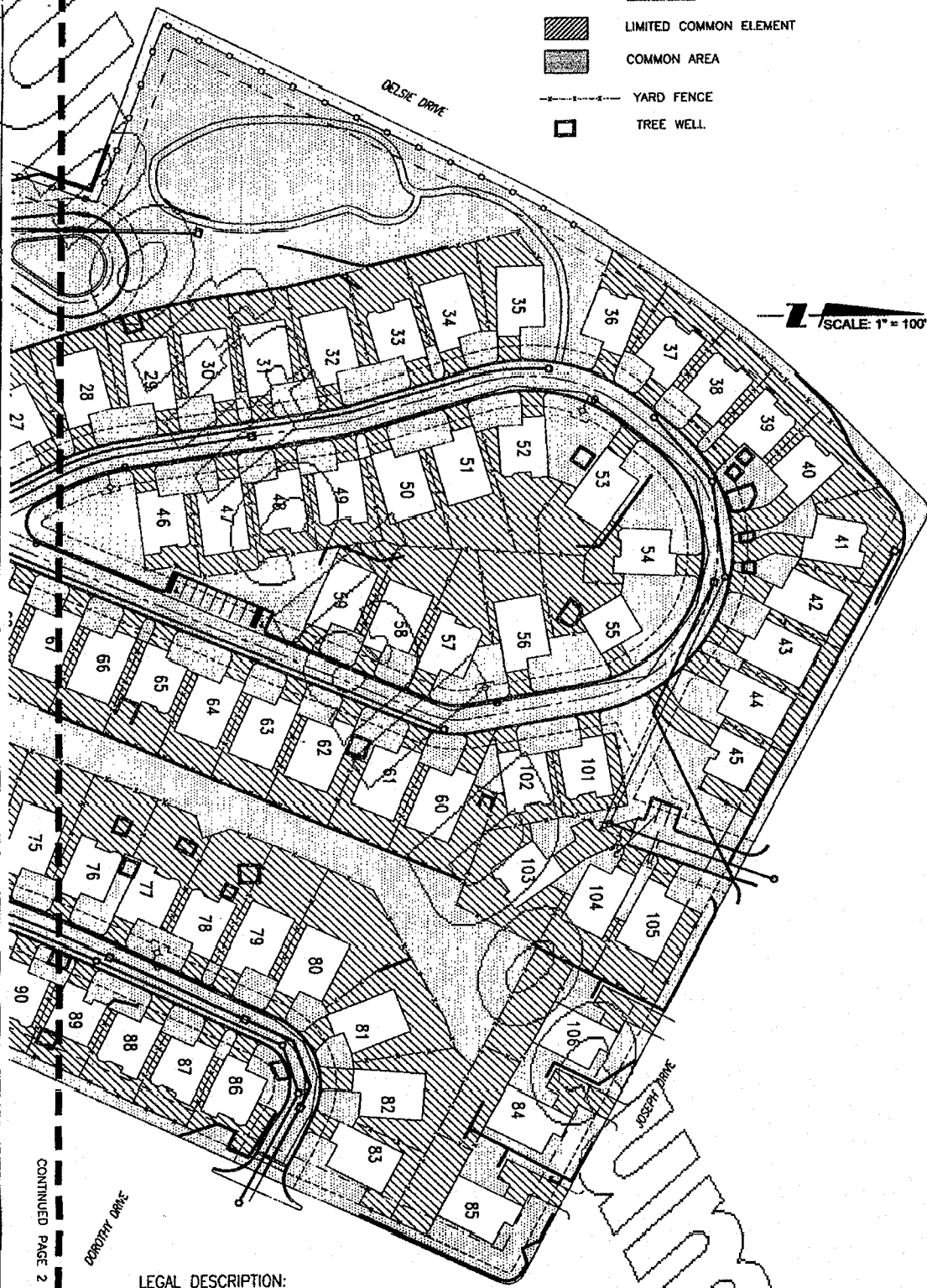
(Description of Land)

Lot 27B of the Courtyard at the Preserve Condominiums aka Replat of Lot 27A of the Courtyard at the Preserve Condominiums and Lots 68 and 69 of Cardinal Hills Unit 4, a subdivision located in the City of Lakeway, Travis County, Texas (the "Property") according to the map or plat of record in Document No. 2004114284, Plat Records of Travis County

LEGEND

- LIMITED COMMON ELEMENT
- COMMON AREA
- YARD FENCE
- TREE WELL

SCALE: 1" = 100'



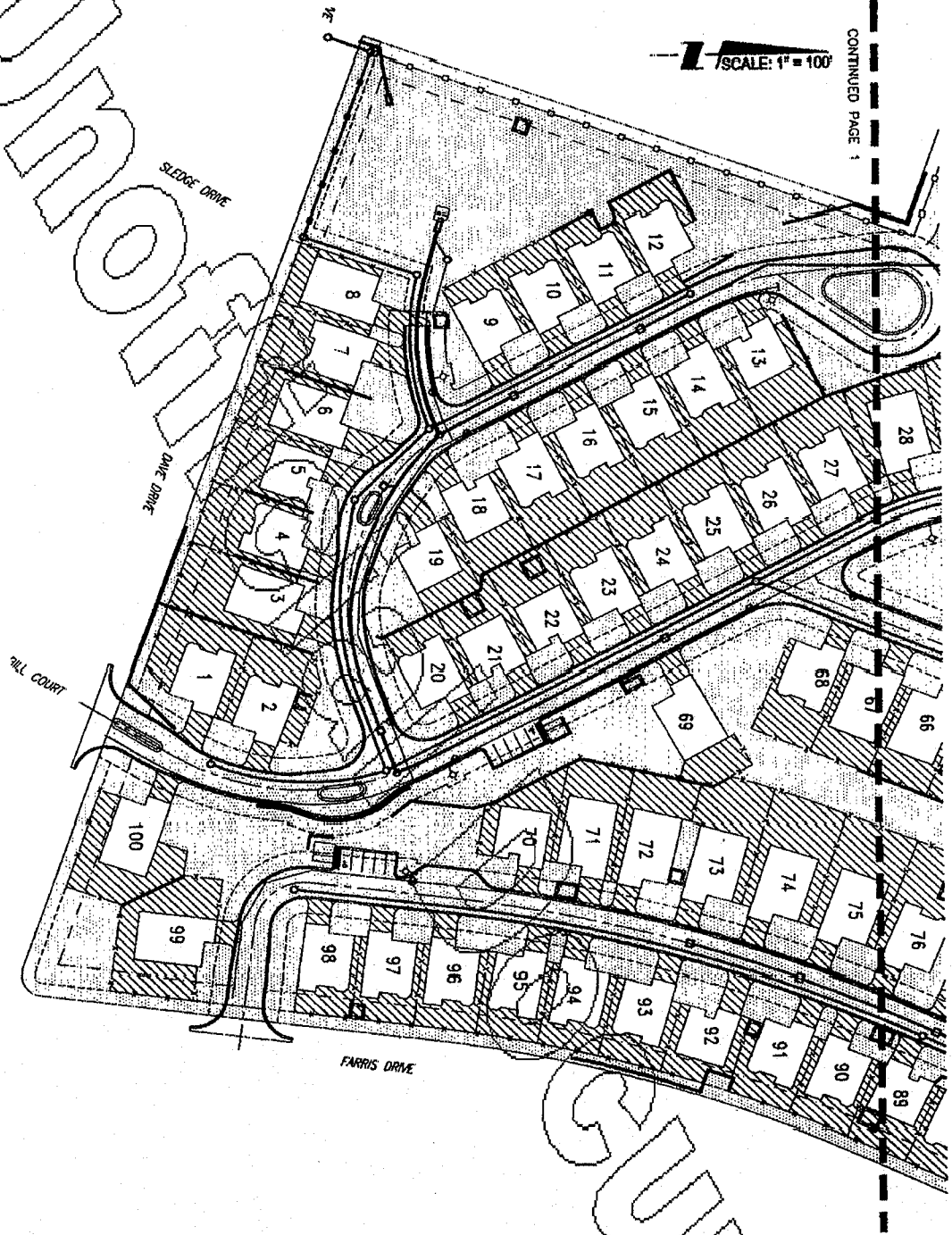
LEGAL DESCRIPTION:
THE COURTYARD AT THE PRESERVE
REPLAT OF LOT 27A, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY DOC. NO
2004114284.

EXHIBIT B

PLAT OF THE COURTYARD AT THE PRESERVE
CONDOMINIUM REGIME
OCTOBER 2004

SCALE: 1" = 100'

CONTINUED PAGE 1



LEGAL DESCRIPTION:
THE COURTYARD AT THE PRESERVE
REPLAT OF LOT 27A. OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY DOC. NO.
2004114284.

LEGEND

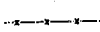
-  LIMITED COMMON ELEMENT
-  COMMON AREA
-  YARD FENCE
-  TREE WELL

EXHIBIT B

PLAT OF THE COURTYARD AT THE PRESERVE
CONDOMINIUM REGIME
REVISED OCTOBER, 2004

EXHIBIT "C"

(Percentage Ownership in Common Elements)

PAGE 1 OF 8

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
1	10 White Magnolia Circle Austin, Texas 78734	944%
2	12 White Magnolia Circle Austin, Texas 78734	944%
3	10 Juniper Berry Way Austin, Texas 78734	944%
4	12 Juniper Berry Way Austin, Texas 78734	944%
5	14 Juniper Berry Way Austin, Texas 78734	944%
6	16 Juniper Berry Way Austin, Texas 78734	944%
7	10 Lariope Lane Austin, Texas 78734	944%
8	12 Lariope Lane Austin, Texas 78734	944%
9	20 Juniper Berry Way Austin, Texas 78734	944%
10	22 Juniper Berry Way Austin, Texas 78734	944%
11	24 Juniper Berry Way Austin, Texas 78734	944%
12	26 Juniper Berry Way Austin, Texas 78734	944%
13	29 Juniper Berry Way Austin, Texas 78734	944%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
14	27 Juniper Berry Way Austin, Texas 78734	944%
15	25 Juniper Berry Way Austin, Texas 78734	944%
16	23 Juniper Berry Way Austin, Texas 78734	944%
17	21 Juniper Berry Way Austin, Texas 78734	944%
18	19 Juniper Berry Way Austin, Texas 78734	944%
19	15 Juniper Berry Way Austin, Texas 78734	944%
20	22 White Magnolia Circle Austin, Texas 78734	944%
21	24 White Magnolia Circle Austin, Texas 78734	944%
22	26 White Magnolia Circle Austin, Texas 78734	944%
23	28 White Magnolia Circle Austin, Texas 78734	944%
24	30 White Magnolia Circle Austin, Texas 78734	944%
25	32 White Magnolia Circle Austin, Texas 78734	944%
26	34 White Magnolia Circle Austin, Texas 78734	944%
27	36 White Magnolia Circle Austin, Texas 78734	944%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
28	38 White Magnolia Circle Austin, Texas 78734	.944%
29	40 White Magnolia Circle Austin, Texas 78734	.944%
30	42 White Magnolia Circle Austin, Texas 78734	.944%
31	44 White Magnolia Circle Austin, Texas 78734	.944%
32	46 White Magnolia Circle Austin, Texas 78734	.944%
33	48 White Magnolia Circle Austin, Texas 78734	.944%
34	50 White Magnolia Circle Austin, Texas 78734	.944%
35	52 White Magnolia Circle Austin, Texas 78734	.944%
36	54 White Magnolia Circle Austin, Texas 78734	.944%
37	56 White Magnolia Circle Austin, Texas 78734	.944%
38	58 White Magnolia Circle Austin, Texas 78734	.944%
39	60 White Magnolia Circle Austin, Texas 78734	.944%
40	62 White Magnolia Circle Austin, Texas 78734	.944%
41	64 White Magnolia Circle Austin, Texas 78734	.944%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
42	66 White Magnolia Circle Austin, Texas 78734	944%
43	68 White Magnolia Circle Austin, Texas 78734	943%
44	70 White Magnolia Circle Austin, Texas 78734	943%
45	72 White Magnolia Circle Austin, Texas 78734	943%
46	74 White Magnolia Circle Austin, Texas 78734	943%
47	76 White Magnolia Circle Austin, Texas 78734	943%
48	78 White Magnolia Circle Austin, Texas 78734	943%
49	80 White Magnolia Circle Austin, Texas 78734	943%
50	82 White Magnolia Circle Austin, Texas 78734	943%
51	84 White Magnolia Circle Austin, Texas 78734	943%
52	86 White Magnolia Circle Austin, Texas 78734	943%
53	88 White Magnolia Circle Austin, Texas 78734	943%
54	90 White Magnolia Circle Austin, Texas 78734	943%
55	92 White Magnolia Circle Austin, Texas 78734	943%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
56	71 White Magnolia Circle Austin, Texas 78734	943%
57	73 White Magnolia Circle Austin, Texas 78734	943%
58	75 White Magnolia Circle Austin, Texas 78734	943%
59	77 White Magnolia Circle Austin, Texas 78734	943%
60	79 White Magnolia Circle Austin, Texas 78734	943%
61	81 White Magnolia Circle Austin, Texas 78734	943%
62	83 White Magnolia Circle Austin, Texas 78734	943%
63	85 White Magnolia Circle Austin, Texas 78734	943%
64	87 White Magnolia Circle Austin, Texas 78734	943%
65	89 White Magnolia Circle Austin, Texas 78734	943%
66	91 White Magnolia Circle Austin, Texas 78734	943%
67	93 White Magnolia Circle Austin, Texas 78734	943%
68	95 White Magnolia Circle Austin, Texas 78734	943%
69	97 White Magnolia Circle Austin, Texas 78734	943%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
70	22 Cypress Knee Lane Austin, Texas 78734	943%
71	24 Cypress Knee Lane Austin, Texas 78734	943%
72	26 Cypress Knee Lane Austin, Texas 78734	943%
73	28 Cypress Knee Lane Austin, Texas 78734	943%
74	30 Cypress Knee Lane Austin, Texas 78734	943%
75	32 Cypress Knee Lane Austin, Texas 78734	943%
76	34 Cypress Knee Lane Austin, Texas 78734	943%
77	36 Cypress Knee Lane Austin, Texas 78734	943%
78	38 Cypress Knee Lane Austin, Texas 78734	943%
79	40 Cypress Knee Lane Austin, Texas 78734	943%
80	42 Cypress Knee Lane Austin, Texas 78734	943%
81	44 Cypress Knee Lane Austin, Texas 78734	943%
82	46 Cypress Knee Lane Austin, Texas 78734	943%
83	48 Cypress Knee Lane Austin, Texas 78734	943%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
84	15405 Joseph Drive Austin, Texas 78734	.943%
85	15403 Joseph Drive Austin, Texas 78734	.943%
86	45 Cypress Knee Lane Austin, Texas 78734	.943%
87	43 Cypress Knee Lane Austin, Texas 78734	.943%
88	41 Cypress Knee Lane Austin, Texas 78734	.943%
89	39 Cypress Knee Lane Austin, Texas 78734	.943%
90	37 Cypress Knee Lane Austin, Texas 78734	.943%
91	35 Cypress Knee Lane Austin, Texas 78734	.943%
92	33 Cypress Knee Lane Austin, Texas 78734	.943%
93	31 Cypress Knee Lane Austin, Texas 78734	.943%
94	29 Cypress Knee Lane Austin, Texas 78734	.943%
95	27 Cypress Knee Lane Austin, Texas 78734	.943%
96	25 Cypress Knee Lane Austin, Texas 78734	.943%
97	23 Cypress Knee Lane Austin, Texas 78734	.943%

<u>Unit Number</u>	<u>Street Address</u>	<u>Percentage Ownership in Common Elements</u>
98	21 Cypress Knee Lane Austin, Texas 78734	943%
99	10 Cypress Knee Lane Austin, Texas 78734	943%
100	11 White Magnolia Circle Austin, Texas 78734	943%
101	74 White Magnolia Circle Austin, Texas 78734	943%
102	76 White Magnolia Circle Austin, Texas 78734	943%
103	905 Chickadee Lane Austin, Texas 78734	943%
104	903 Chickadee Lane Austin, Texas 78734	943%
105	901 Chickadee Lane Austin, Texas 78734	943%
106	15407 Joseph Drive Austin, Texas 78734	943%

EXHIBIT "D"

PAGE 1 OF 12

(Description of Limited Common Elements)

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
1	10 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
2	12 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
3	10 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
4	12 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
5	14 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
6	16 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
7	10 Lariope Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
8	12 Lariope Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
9	20 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
10	22 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
11	24 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
12	26 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
13	29 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
14	27 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
15	25 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
16	23 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
17	21 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
18	17 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
19	15 Juniper Berry Way Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
20	22 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
21	24 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
22	26 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
23	28 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
24	30 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
25	32 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard

Unit NumberStreet Address

and side yard, designated as
L.C.E. on the Map

Limited Common Elements

26

34 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

27

36 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

28

38 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

29

40 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

30

42 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

31

44 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

32

46 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

33

48 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

34

50 White Magnolia Circle
Austin, Texas 78734

Driveway and
portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
35	52 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
36	54 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
37	56 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
38	58 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
39	60 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
40	62 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
41	64 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
42	66 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
43	68 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
44	70 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
45	72 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
46	41 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
47	43 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
48	45 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
49	47 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
50	49 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
51	51 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
52	53 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard

Unit NumberStreet AddressLimited Common Elements

53

57 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

54

61 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

55

65 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

56

71 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

57

73 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

58

75 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

59

77 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

60

78 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

61

80 White Magnolia Circle
Austin, Texas 78734Driveway and
portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
62	82 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
63	84 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
64	86 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
65	88 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
66	90 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
67	92 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
68	94 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
69	96 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
70	22 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
71	24 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
72	26 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
73	28 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
74	30 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
75	32 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
76	34 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
77	36 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
78	38 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
79	40 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
80	42 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
81	44 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
82	46 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
83	48 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
84	15405 Joseph Drive Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
85	15403 Joseph Drive Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
86	45 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
87	43 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
88	41 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
89	39 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
90	37 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
91	35 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
92	33 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
93	31 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
94	29 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
95	27 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
96	25 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
97	23 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard

<u>Unit Number</u>	<u>Street Address</u>	<u>Limited Common Elements</u>
98	21 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L C E. on the Map
99	10 Cypress Knee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
100	11 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
101	74 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
102	76 White Magnolia Circle Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
103	905 Chickadee Lane Austin, Texas 78764	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
104	903 Chickadee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map
105	901 Chickadee Lane Austin, Texas 78734	Driveway and portions of back yard and side yard, designated as L.C.E. on the Map

106

15407 Joseph Drive
Austin, Texas 78734

Driveway and
portions of back yard
and side yard, designated as
L.C.E. on the Map

Limited Common Elements assigned to all Units:

1. Any areas containing a pad or slab for the support of heating, ventilation and air-conditioning compressors and equipment appurtenant to a Unit, but located outside a Unit.

EXHIBIT "E"

(Description of Existing Easements, Restrictions, etc.)

The following is a description of and the recording data for recorded easements and licenses appurtenant to or included in The Courtyard or to which any portion of The Courtyard is or may become subject by reservation in the Declaration is as follows:

A. Declaration of Covenants, Conditions and Restrictions for The Courtyard at the Preserve, Document No. 2003241173, Official Public Records of Travis County, Texas (RESTRICTIONS)

B. First Correction of Declaration of Covenants, Conditions and Restrictions for the Courtyard at the Preserve, Document No. 2004021627, Official Public Records of Travis County, Texas

C. Second Correction of Declaration of Covenants, Conditions and Restrictions for the Courtyard at the Preserve, Document No. 2004044517, Official Public Records of Travis County, Texas

D. The rights of TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #17 to levy taxes and issue bonds

E. PUBLIC UTILITY EASEMENT as set out in the instrument recorded in Document No. 2003269438, Official Public Records Travis County, Texas.

F. LATERAL SUPPORT easement granted to CITY OF LAKEWAY, as recorded under County Clerk's Document No. 2002194956, OFFICIAL PUBLIC Records of TRAVIS County, Texas

G. LATERAL SUPPORT easement granted to CITY OF LAKEWAY, as recorded under County Clerk's Document No. 2003275635, OFFICIAL PUBLIC Records of TRAVIS County, Texas.

H. TERMS AND CONDITION OF THAT CERTAIN DESIGNATION OF LAND AS NOT ENTITLED TO WATER SERVICE, AS RECORDED IN VOLUME 11470, PAGE 4046, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

I. ELECTRIC UTILITY easement granted to CITY OF AUSTIN, as recorded under County Clerk's Document No. 2004040637, Official Public Records of Travis County, Texas

J. 10' public utility easement along the north and south side property line(s) of Lot 68 and the south side property line of Lot 69, as recorded in Volume 58, Page 20, Plat Records of Travis County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Nov 18 11:01 AM 2004216584

KNOWLES \$72.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

RETURN TO:
ALAMO TITLE COMPANY
STONEBRIDGE PLAZA II
9600 N. MO PAC EXPRESSWAY
SUITE 125
AUSTIN, TEXAS 78759-6507
GF# 04-7039800-1

Recorders Memorandum - At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.