

DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR SHADY HOLLOW

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THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT WHEREAS, WILSON DEVELOPMENT CORPORATION, AUSTIN HOMES, INC., A. J. VINCENT BUILDER, INC. AND R. E. WEEKLEY BUILDER, INC., hereinafter collectively referred to as Declarant, the owners of all that certain real property located in Travis County, Texas, described as follows:

All of SHADY HOLLOW, SECTION SIX, PHASES A, B, C, AND D, an addition in Travis County, Texas, according to the maps and plats thereof, recorded in the Plat Records of Travis County, Texas, as follows:
Shady Hollow, Section Six, Phase A, recorded in Book No. 84, Pages 50D and 51A; Shady Hollow, Section Six, Phase B, recorded in Book No. 84, Pages 73C and 73D; Shady Hollow, Section Six, Phase C, recorded in Book No. 84, Pages 74C and 74D; Shady Hollow, Section Six, Phase D, recorded in Book No. 84, Pages 74A and 74B.

WHEREAS, the Declarant will convey the above described properties, subject to certain protective covenants, conditions, restrictions, liens and charges as hereinafter set forth.

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants, and conditions shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Property or Properties" shall mean and refer to that certain real property as described on the attached Exhibit A, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Areas" shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties intended to be devoted to the common use and enjoyment of the Owners of the Properties.

Section 5. "Conservation Easement" shall mean and refer to those areas of land reflected on the lots within any recorded subdivision plat and intended to be devoted to conservation of the natural and traditional characteristics of the Property within the easement. Activity of whatever nature resulting in major alterations of the natural and traditional characteristics of the Property requires review and approval by the Architectural Control Committee, unless the

activity is necessary to prevent damage to public health, welfare and safety.

Section 6. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Areas.

Section 7. "Declarant" shall mean and refer to Wilson Development Corporation, Austin Homes, Inc., A. J. Vincent Builder, Inc. and R. E. Weekley Builder, Inc., their successors and assigns, if such successors and assigns should acquire more than one (1) undeveloped Lot from the Declarant for the purpose of development.

Section 8. "Member" shall mean and refer to every person or entity who holds membership in the Association.

ARTICLE II POWER IN DECLARANT

Section 1. Changes in Boundaries. The Declarant reserves the right to make such changes in the boundaries of Lots not sold to others and on the Common Areas as it deems advisable, provided that such changes shall not unreasonably or substantially adversely affect the boundaries or the beneficial use and enjoyment of any Lot then owned by persons other than the Declarant, and provided that Declarant complies with all provisions of any applicable law or ordinance.

Section 2. Adding and Removing Property Owned by Declarant. Declarant reserves and shall at all times have the right to add to or remove from the provisions of this Declaration, or to plat or replat the boundaries or dimensions of any Lot or other Property owned by Declarant, and may increase or decrease or change the size, shape, or dimensions of any Lot or other Property owned by Declarant, subject to maintaining the maximum number of Lots in Section Six as reflected on the plat; and may designate the Lots or other Property owned by Declarant which shall not be entitled to the use and enjoyment of any of the Common Areas and other privileges, subject to the obligations of this Declaration of Covenants, Conditions, and Restrictions.

Section 3. Amenities. Declarant reserves the right to construct the amenities, at such time as is mutually agreed to by Declarant and the Association, and Declarant will transfer title to the Common Areas and amenities upon completion of the improvements. The reservation of this right does not impose upon Declarant any obligation to construct any amenities or convey any property to the Association.

ARTICLE III PROPERTY RIGHTS IN THE COMMON AREAS

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Declarant, Association or other authorized entity to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas;

(b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) the right of the Declarant or Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of the Association members agreeing to such

(d) the right of the Declarant or the Association, in accordance with its Articles of Incorporation and Bylaws or another authorized entity, to borrow money for the purpose of improving the Common Areas and facilities and, in aid thereof, to mortgage said Common Areas and the rights of such mortgage in such Common Areas shall be subordinate to the rights of the homeowners hereunder.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Areas and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Owners' Use. Owners' use of their Lots and the Common Areas are subject to the provisions of the Articles herein regarding common scheme restrictions, architectural control, exterior maintenance, and all other articles herein.

ARTICLE IV MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two (2) classes of voting membership:

Plan II. Plan II membership shall be mandatory for all residents. Members shall be entitled to one (1) vote for each Lot owned. Plan II members will be entitled to use all recreational facilities, including the swimming pool, in the Common Areas. The Board of Directors of the Association has established the annual dollar assessment for Plan II members at the rate of \$264.00 per lot owned by a Plan II member during the calendar year 1985, pursuant to Article V of this Declaration. Annual assessments may be increased by the Board of Directors of the Association up to seven percent (7%) per year automatically. Annual assessments above this amount will require a vote of two-thirds (2/3) of the Plan II members. Plan II maintenance assessments shall be paid to the Association pursuant to Article V hereof.

Plan III. Plan III membership shall be all persons, excluding Developer, owning unimproved Lots. These members shall pay ONE AND NO/100 DOLLAR (\$1.00) per month, per Lot, until the house is constructed and sold and shall have no voting rights. However, no single builder shall be required to pay in excess of TWENTY FIVE AND NO/100 DOLLARS (\$25.00) per month.

Section 3. Notwithstanding the above, Declarant and/or the Board of Directors of the Association reserve the right to establish annual assessments prior to the completion and commencement of day to day operations of the swimming pool.

Section 4. When more than one (1) person, with the exception of Declarant, holds an interest in a Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Section 5. Declarant shall institute mandatory Plan II membership for all future sections developed.

ARTICLE V COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot, by acceptance of a deed to each Lot, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

... of the Association and recorded;

(b) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

(c) the monthly and special assessments, together with interest, costs, and reasonable attorneys' fees shall, to the full extent permitted by law, be a charge on the land and shall be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due.

Section 2. Purpose of Monthly Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties, and for the improvement and maintenance of the Common Areas.

Section 3. Purpose of Special Assessments for Capital Improvements. In addition to the monthly assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such assessments shall have the assent evidenced by signature on an appropriate resolution, of two-thirds (2/3) of the members who are voting in person or by written proxy at a special meeting duly called for this purpose.

Section 4. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots, and may be collected on a monthly basis.

Section 5. Date of Commencement of Annual Assessments. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of a Lot by the Developer. This first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot, subject to the limitations in Article IV, Section 2 and Section 3 herein, at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be annual unless otherwise established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

Section 6. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid on the date when due shall be immediately delinquent and shall, together with such interest and cost of collection as is hereinafter provided, immediately become a continuing lien on the Property which shall, to the full extent permitted by law, bind such property in the hands of the then Owner, his heirs, devisees, personal representative, successors and assigns. If the assessment is not paid within thirty (30) days after the due (delinquent) date, the assessment shall bear interest from the due (delinquent) date at the rate of ten percent (10%) per annum, and the Association may accelerate and declare immediately due and payable the next eleven (11) ensuing monthly assessments and may either;

(a) bring a personal action at law against the Owner obligated to pay the same, or

- (b) foreclose the lien against the property, or
- (c) both;

in any event, there shall be added to the amount of such assessment interest as provided and 'all costs of collection, including reasonable attorneys' fees. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his Lot.

Section 7. Subordination of the Lien to Mortgagees. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof. No extinguishment of the lien shall relieve the delinquent Lot Owner from his personal obligation and liability there-fore.

Section 8. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments, charges, and liens created herein:

- (a) All property dedicated and accepted by any governmental entity or political subdivision and/or devoted to public use;
- (b) All Common Areas as defined in Article I, Section 4 hereof;
- (c) All additional Common Areas which may be acquired through annexation.

Section 9. No diminution or abatement of assessments shall be allowed or claimed for inconveniences or discomfort arising from the making of repairs or improvements to the Common Areas or Lots, or from any action taken to comply with any law, ordinance, or order of a governmental entity or political subdivision.

ARTICLE VI ARCHITECTURAL CONTROL

Section 1. Architectural Control Committees will be established on a section by section basis. Each Section's Architectural Control Committee shall be composed of a minimum of three (3) members. However, in all cases, one of the three (3) members of each Section's initial Architectural Control Committee will be a homeowner in SHADY HOLLOW Addition nominated by the officers of the Association from an adjacent developed section within Shady Hollow, and approved by Declarant. Upon the sale of twenty (20) of the houses in each new section, the Declarant will replace the original neighborhood representative with a homeowner in that section to serve on the Architectural Control Committee from a list of nominees furnished by the officers of the Association and approved by Declarant as one of the three (3) members of the Architectural Control Committee. Upon the completion and sale of ninety percent (90%) of the homes in a section, the homeowners of that section shall elect the remaining two (2) members of that section's Architectural Control Committee. Thereafter, the Declarant waives all rights to terminate or assign responsibilities in regard to the Architectural Control Committee or to diminish its responsibility.

In reference to the above appointment to Architectural Control Committee, the Association will also designate an alternate representative to serve as a substitute member when the designated representative is unable to attend meetings. The alternate representative will be nominated by the officers of the Association and, until the sale of ninety percent (90%) of the homes in a Section, must also be approved by Declarant. The Architectural Control Committee will have no

action until after all members, or their designated alternates, are appointed.

Section 2. Approval of Plans and Specifications. No building, fence, pool, wall, or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein, be made, nor shall any site grading plan or overall landscape plan be undertaken until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same and any effect such changes will cause to the drainage of the lot shall have to be submitted to, and unanimously approved in writing by, the Architectural Control Committee as to restrictions of design and to location in relation to surrounding structures and topography. In the event the Architectural Control Committee rejects plans, the rejection must be in writing setting out why the plans are denied and specifically stating remedies required to bring the plans into full compliance. The plans must be approved after the applicant implements the stated remedies.

Section 3. A minimum of two (2) members of the Architectural Control Committee must be present to constitute a quorum before accepting or rejecting plans. Developer shall give Association members of the committee at least ten (10) days written notice of any committee meeting.

Section 4. Failure of Committee to Act. In the event that any plans and specifications are submitted to the Architectural Control Committee as provided herein, and such Committee shall fail either to unanimously approve or reject such plans and specifications for a period of ten (10) days following such submission, approval by the Committee shall not be required, and full compliance with this article shall be deemed to have been met.

Section 5. Records. The Association shall maintain permanent written records of all Architectural Control Committee actions. These records will be available for inspection at reasonable times upon request.

ARTICLE VII MAINTENANCE BY AND SERVICES OF THE ASSOCIATION

Section 1. Common Areas. The Association will maintain the lands and improvements of all Common Areas as provided in this Declaration.

Section 2. Easement. The Association is hereby granted a reasonable easement of use and right of way on all lots adjacent to the common areas in order to maintain the lands and improvements of all Common Areas, and entry on a Lot for such purpose shall not be deemed trespass.

Section 3. Willful or Negligent Acts. In the event that the need for maintenance or repair to the common areas is caused through the willful or negligent act of any Owner, his family, guest, or invitees, the Association shall add the cost of such maintenance or repairs, as a special assessment, to the normal assessment of such Owner.

ARTICLE VIII LAND USE CLASSIFICATIONS PERMITTED USES AND RESTRICTIONS

For and in consideration of the mutual benefits to the Declarant and future Owners of Lots in SHADY HOLLOW, the following restrictions are hereby imposed on SHADY HOLLOW Addition.

Section 1. General Restrictions. The Lots shall be used solely for private single family residential purposes and there shall not be constructed or maintained thereon more than one (1) single family residence with a minimum of two (2) and a maximum of four (4) car garages only. No Lot may be used as an apartment house, double house, flat, lodging house, hotel or for any business purpose.

Section 2. Minimum Floor Area and Exterior Walls. Any single family dwelling constructed on said lots must have a totally heated and air conditioned floor area of not less than one thousand three hundred (1,300) square feet for a one (1) story residence, and one thousand six hundred (1,600) square feet for a two (2) story residence, exclusive of open or screened porches, terraces, patios, drive-ways, and garages, unless adjusted or waived by the unanimous consent of the Architectural Control Committee. All exterior ground floor walls, including garage walls of the dwellings in the subdivision shall consist of not less than thirty-five percent (35%) masonry construction unless adjusted or waived by the unanimous consent of the Architectural Control Committee, with the exception of Lots 1 - 5, Block F and Lot 1, Block A, which shall consist of seventy-five percent (75%) masonry. All roofs of the dwellings in the subdivision shall be constructed of Fire Fault II, two hundred fifty pound composition shingles by Flintkote, unless, in the opinion of the Architectural Control Committee, some other building material of comparable quality would be more suitable.

Section 3. Setbacks. Minimum building setback lines for all lots in Section Six are as follows: No building shall be located on any Lot nearer to the front line than twenty-five (25) feet, or nearer to any side or rear lot line than five (5) feet. For all corner lots, no building shall be located closer to the side lot line on the side adjacent to the street than fifteen (15) feet. For the purposes of this document, the term "minimum building setback line" shall refer to the minimum horizontal distance between the street right-of-way line, as shown on the final plat, and the nearest exterior part of the building. These minimum setback distances shall be considered non-negotiable, unless adjusted or waived by the unanimous consent of the Architectural Control Committee. For the purpose of this covenant, eaves, steps, sidewalks, and driveways shall not be construed to permit any portion of the building on any Lot to encroach upon another Lot.

Section 4. Noxious or Offensive Activities Prohibited. No property within SHADY HOLLOW shall be used for any noxious activity and nothing shall be done or permitted to be done on any of said Property which is a nuisance or might become a nuisance to the owner or owners of any of such said Property. Nuisance means any type of conduct, action or non-action which has been declared by statute or ordinance to be a nuisance or any conduct, action, or non-action when taken together is of such concentration and of such duration as may tend to be injurious to, or to interfere with, or to adversely affect human health or the use and enjoyment of the Property.

Section 5. Prohibited Residential Use. No structure of a temporary character, trailer, mobile home, recreational vehicle, basement, tent, shack, garage, storage building or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently. Storage buildings may be kept only on lots having a six-foot privacy fence and shall not be visible from the street. The height of the storage building shall not exceed the height of the privacy fence by more than six inches.

Section 6. Signs. No signs of any character shall be allowed on any Lot except one (1) sign of not more than five (5) square feet advertising the Property for sale or rent; provided however, that Declarant and any other person or entity engaged in the construction and sale of residences within the subdivision shall have the right, during the construction and sales period, to construct and maintain signs provided such sign's style, size and design are approved by the Architectural Control Committee.

After all the lots have been sold and houses constructed, thereon, no

property for rent" signs without the specific written approval of the Architectural Control Committee.

Section 7. Oil Development Prohibited. No oil well drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on a Lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for oil, natural gas, or other minerals shall be erected, maintained, or permitted on any Lot.

Section 8. Rubbish, Trash and Garbage. No Lot shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers of the standard type. In no event shall such containers be maintained so as to be visible from neighboring property, except to make the same available for collection. All incinerators, or other equipment for the storage or disposal of such materials, shall be kept in a clean and sanitary condition.

Section 9. Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. No more than a total of four (4) dogs and/or cats over the age of six (6) months shall be kept on or at a single residential premises. All dogs must be under active restraint when off of the premises of the owner.

Section 10. Fences and Walls. No fence or wall, shall be placed or permitted to remain on any Lot nearer to the street or streets adjoining such Lot than is permitted for the main residence on such Lot, except for decorative subdivision entry fences. No barbed wire, wire or "chain link" fence shall be permitted along any Lot within the subdivision. However, chain length fences for domestic animals will be permitted if completely enclosed by a privacy fence and not placed within the setback line of any side of the Lot. All other fences permitted shall be standard size of no less than six (6) feet in height nor greater than ten (10) feet in height.

Section 11. Shrubs and Trees. No shrub or tree planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be planted or permitted to remain on any corner Lot within the triangular area formed by the curblines at points twenty-five (25) feet from their intersection or, in the case of a rounded corner, from the intersection of the curblines as extended. The same sight line limitations shall apply on any Lot within ten (10) feet of the intersection of a street curbline and the edge of a driveway or alley. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a height of more than six (6) feet above ground level.

Section 12. Trucks, Buses, Automobiles and Trailers. No truck, bus, or trailer shall be left parked in the street in front of any Lot except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity; and no truck, bus, boat, trailer or recreational vehicle shall be parked on the driveway or any portion of the Lot unless enclosed by a privacy fence as defined in Article VIII, Section 10. No abandoned automobile, or automobile without a current inspection sticker or license plate, shall be permitted to remain on any Lot or in front of any Lot.

For purpose of this section,

...An inoperable vehicle is any motor vehicle which for a period of time in excess of seventy-two (72) hours:

- a. Has no license plates or has license plates which have been expired for more than ninety (90) days; or,
- b. Has no motor vehicle safety inspection sticker or has a motor vehicle inspection safety sticker which has been expired for more than ninety (90) days; or,
- c. Cannot be started, driven, operated, steered and stopped, legally under the laws of the State of Texas in a public right-of-way, under its own power and without causing damage to the vehicle, because of mechanical failure, breakdown, or because it has been wrecked, dismantled, or partially dismantled.

Provided, however, that a vehicle shall not be considered inoperable where a maximum total of two (2) vehicles owned by the occupant(s) of a residence are under repair for a period of time not to exceed sixty (60) days. In addition, no vehicle shall be considered inoperable where a maximum total of two (2) such vehicles are stored at the owner's place of residence as an antique or recreational vehicle; furthermore, provided, however, that all such antique or recreational vehicles and any related outdoor storage area(s) are maintained in such a manner that they do not constitute a health hazard or an attractive nuisance and are screened from ordinary public view in an enclosed building or by means of a privacy fence.

The maximum number of vehicles allowed per household shall be four (4), or one (1) per licensed driver whichever is greater. Parking of all vehicles shall be restricted to street frontage, driveways, garages, and fence enclosed yard areas.

Section 13. Prohibited Activities. No professional, business, or commercial activity to which the general public is invited shall be conducted on any Lot, except for the construction and maintenance of any model homes or sales offices in connection with the initial construction and sale of houses in the subdivision.

Section 14. Adjustment or Waiver. Any adjustment or waiver of these covenants, conditions, and restrictions by the Architectural Control Committee is for the purpose of alleviating any hardships and assisting in the orderly development of the subdivision.

Section 15. Improvements and Alterations. No improvements, alterations, repairs, excavations, or other work which in any way alters the exterior appearance of any Lot within SHADY HOLLOW, or the improvements located thereon, from its natural or improved state existing on the date such Lot was first conveyed in fee by Declarant shall be made or done without the prior approval of the Architectural Control Committee, except as otherwise expressly provided in this Declaration. No building or other structure shall be commenced, erected, maintained, improved, altered, made or done without the prior written approval of the Architectural Control Committee or any committee established by the Architectural Control Committee for the purpose.

Section 16. Maintenance of Lawns and Plantings. Each Owner of a Lot within SHADY HOLLOW shall keep all shrubs, trees, grass and plantings of every kind on his Property, including setback areas, planted areas between adjacent sidewalks and street curb, if any, and any other area located between the boundary line of his Property and the street or other Property (public or private) on which such Owner's Property abuts, neatly trimmed, properly cultivated, and free of trash, weeds and other unsightly material; provided, however, that such Owner shall not be responsible for maintenance of any other area as to which Declarant or the Association has assumed the responsibility. In the event any dwelling remains

vacant for a period of forty-five (45) days, Declarant or the Association or its authorized agents shall have the right at any reasonable time to enter upon any such Lot of Owner to plant, replace, maintain, and cultivate shrubs, trees, grass, or other plantings located thereon (at cost to the Owner).

Section 17. Restriction on Further Subdivision. No Lot in SHADY HOLLOW may be further subdivided into two (2) or more smaller lots or parcels for the purpose of increasing density. However, lot lines and easements may be altered to increase the size of the residence lot, and in addition, easements and lot lines may be abandoned and relocated by mutual consent of two adjoining lot owners provided that additional lots are not created. All alterations of lot lines or easement boundaries must comply with state and local rules and regulations.

Section 18. Access to Easement. All easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plats of Shady Hollow, Section Six, Phases A, B, C, and D. No shrubbery, fence or other obstruction shall be placed in any easement. Right of use for ingress and egress shall be had at all times over any dedicated easement for the installation, operation, maintenance, repair or removal of any utility, together with the right to remove any obstruction that may be placed in such easement which would constitute interference with the use, maintenance, operation or installation of such utility.

Section 19. Declarant's Exemption. Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant or its duly authorized agents of structures, improvements, or signs necessary or convenient to the development, identification, or sale of property within SHADY HOLLOW. Declarant will give the Association Board of Directors prior notice of implementation under this Section.

ARTICLE IX
PERMITTED USES AND RESTRICTIONS
COMMON AREAS

Section 1. Maintenance by Association. The Association may at any time, as to any Common Areas conveyed, leased, or transferred to it or otherwise placed under its jurisdiction, with approval of the Owners being required:

(a) Reconstruct, repair, replace or refinish any improvement or portion thereof upon any such area (to the extent that such work is not done by a governmental entity, if any, responsible for the maintenance and upkeep of such area) in accordance with

(i) the last plans thereof approved by the Board of Directors,

(ii) the original plans for the improvement as same existed.

(b) Construct, reconstruct, repair, replace or refinish any road improvement or surface upon any portion of such area used as a road, street, walk, driveway, parking area, and waterfront facilities.

(c) Replace injured and diseased trees or other vegetation in any such area, and plant trees, shrubs and ground cover for the conservation of water and soil and for aesthetic purposes.

Section 2. Damage or Destruction of Common Areas by Owners. In the event any Common Area is willfully damaged or destroyed by an Owner or any of his guests, tenants, licensees, agents, or members of his family, such Owner does hereby authorize the Association to repair said damaged area, and the Association shall so repair said damaged area in good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may

have been modified or altered subsequently by the Association, in the discretion of the Association. The cost of repair shall be paid by the Owner, upon demand, to the Association and the Association may enforce collection of the same in the manner provided in this Declaration for collection and enforcement of assessments.

Section 3. Extent of Member's Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) the right of the Declarant, the Association, or any other Authorized Entity in accordance with its Articles and Bylaws, to borrow money for the purpose of improving the Common Areas and, in aid thereof, to mortgage said Properties. In the event of a default upon any such mortgage, the lender's right hereunder shall be limited to a right, after taking possession of such Properties, to charge admission and other fees as a condition to continued enjoyment by the members and, if necessary, to open the enjoyment of such Properties to a wider public until the mortgage debt is satisfied, whereupon the possession of such Properties shall be returned to the Association and all rights of the members hereunder shall be fully restored; and,

(b) the right of the Declarant or Association to take such steps as are reasonably necessary to protect the above described Properties against foreclosure; and,

(c) the right of the Declarant or Association, as provided in its Articles and Bylaws, to suspend the enjoyment rights of any member for any period during which an assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its rules and regulations; and,

(d) the right of the Declarant or Association to charge reasonable admission and other fees for the use of the Common Areas; and,

(e) the right of the Declarant or Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility.

ARTICLE X GENERAL PROVISIONS

Section 1. Enforcement. The Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any of these covenants or restrictions by judgement or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. The Declaration may be amended by the written consent of two-thirds (2/3) of the Lot Owners present and voting, either in person or by written proxy. Amendments must be recorded.

Section 4. Annexation. Additional residential Property and Common Areas may be annexed to the Properties with the consent of two-thirds (2/3) of Lot Owners present and voting, either in person or by written proxy of each class of members.

Section 5. Violations and Nuisance. Every act or omission whereby any provision of this Declaration is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action, by Declarant, Property Owners, the Association, the Board of Directors, or the duly authorized agents of any of them.

Section 6. Violation of Law. Any violation of any state, municipal, or local law, ordinance or regulation, pertaining to the ownership, occupation or use of any Property within SHADY HOLLOW is hereby declared to be a violation of SHADY HOLLOW Restrictions and subject to any or all of the enforcement procedures set forth in said restrictions.

Section 7. Remedies Cumulative. Each remedy provided by SHADY HOLLOW Restrictions is cumulative and not exclusive.

Section 8. Delivery of Notices and Documents. Any written notice or other documents relating to or required by SHADY HOLLOW Restrictions may be delivered either personally or by mail. If by mail, it shall be deemed to have been delivered twenty-four (24) hours after a copy of same has been deposited in the United States Mail, postage prepaid.


Section 9. The Declaration. By acceptance of a deed or by acquiring any ownership interest in any of the real property included within this Declaration, each person or entity, for himself, itself, his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns to all of the provisions, restrictions, covenants, conditions, rules and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general scheme for the improvements and development of the real property covered thereby.

IN WITNESS WHEREOF, the undersigned, by the Declarant, has executed these covenants and restrictions for SHADY HOLLOW, SECTION SIX on this the 29 day of July, 1985.

BY: 
WILSON DEVELOPMENT CORPORATION
DECLARANT

BY: 
A. J. VINCENT BUILDER, INC.
DECLARANT

BY: 
R. E. WEEKLEY BUILDER, INC.
DECLARANT

BY: 
AUSTIN HOMES, INC.
DECLARANT

... the Shady Hollow Homeowners Association, Inc. has reviewed and approved this Declaration for conformity with the restrictive covenants imposed on other sections of the Shady Hollow community and does hereby acknowledge the inclusion of the property described herein within its jurisdiction pursuant to the provisions of this Declaration.

Executed this 6th day of August, 1985.

BY: Phil Johnston
SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on July 29, 1985 by DAVID C. MAHN, vice president of WILSON DEVELOPMENT CORPORATION, a Texas Corporation, on behalf of said corporation.



Judy Gray
Notary Public in and for the State of Texas
MY COMMISSION EXPIRES 9-7-86
JUDY GRAY
Name Printed/Typed
My commission expires: _____

NOTARY SEAL

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on July 29, 1985 by James L. Sullivan - President of AUSTIN HOMES INC., a Texas Corporation, on behalf of said corporation.

Nancy K. Harris
Notary Public in and for the State of Texas
NANCY K. HARRIS
NOTARY PUBLIC, TRAVIS CO.
MY COMMISSION EXPIRES 2-2-87
Name Printed/Typed

My commission expires: _____

NOTARY SEAL

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on July 29, 1985 by A. J. Vincent, President of A. J. VINCENT BUILDER, INC., a Texas Corporation, on behalf of said corporation.

Donna Ellis
Notary Public in and for the State of Texas
Donna Ellis
Name Printed/Typed

My commission expires: 10-29-88

NOTARY SEAL

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on July 29, 1985 by R. E. Weekley, President of R. E. WEEKLEY BUILDER, INC., a Texas Corporation, on behalf of said corporation.

Donna Ellis

Notary Public in and for the State of Texas

Donna Ellis

Name Printed/Typed

My commission expires: 10-29-88

NOTARY SEAL

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on August 6, 1985 by Phil Johnston of SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC., a Texas Corporation, on behalf of said corporation.



Julia Johnston

Notary Public in and for the State of Texas

Julia Johnston

Name Printed/Typed

My commission expires: 4-7-87

NOTARY SEAL

EXHIBIT "A"

All of SHADY HOLLOW, SECTION SIX, PHASES A, B, C, AND D, an addition in Travis County, Texas, according to the maps and plats thereof, recorded in the Plat Records of Travis County, Texas as follows:

Shady Hollow, Section Six, Phase A, recorded in Book No. 84, Pages 50D and 51A; Shady Hollow, Section Six, Phase B, recorded in Book No. 84, Pages 73C and 73D; Shady Hollow Section Six, Phase C, recorded in Book No. 84, Pages 74C and 74D; Shady Hollow, Section Six, Phase D, recorded in Book No. 84, Pages 74A and 74B.

*ret
Stewart
Hill*

FILED

AUG 14 1985

David ...
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stated herein by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

AUG 14 1985



David ...
COUNTY CLERK
TRAVIS COUNTY, TEXAS

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SHADY HOLLOW, SECTION 6, PHASES A, B, C & D**

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

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Shady Hollow, Section 6, Phases A, B, C & D (the "Amendment") is made by the **SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Association"), and is as follows:

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RECITALS:

A. Shady Hollow, Section 6, Phases A, B, C & D, an addition in Travis County, Texas, according to the map or plat thereof, recorded in Book 84, Page 73C et. seq., of the Plat Records of Travis County, Texas, (the "Subdivision") is subject to the covenants, conditions and restrictions contained in that certain Declaration of Covenants, Conditions and Restrictions for Shady Hollow, Section 6, Phases A, B, C & D, recorded in Volume 09308, Page 0813 et seq., Real Property Records of Travis County, Texas (the "Declaration").

B. Pursuant to Article X, Section 3 of the Declaration, the Declaration may be amended by the written consent of two-thirds (2/3) of the Lot Owners present and voting, either in person or by proxy.

C. The Secretary of the Association, by his/her execution of this amendment, hereby certifies that such amendment has been consented to in writing by two-thirds (2/3) of the Lot Owners present and voting, either in person or by proxy, at a meeting called for the purpose of amending the copy of the written consent is attached hereto as Exhibit "A".

NOW, THEREFORE, the undersigned hereby declare and certify and hereby amend and modify the Declaration, as follows:

1. Article VIII, Section 6 is hereby deleted in its entirety and the following is substituted in its place:

Signs. No sign of any kind shall be displayed on any Lot, unless specifically approved in writing by the Board, except:

- (A) A builder who is engaged in the construction of a single-family residence upon a Lot may advertise such Lot and any improvement located thereon for sale until such time as the Lot and/or any residential structure situated thereon is conveyed from the builder to any third party;
- (B) Any Owner may display one (1) sign of not more than five (5) square feet, advertising said Owner's Lot and/or any improvement located thereon for sale or rent; and

- (C) Signs for security/alarm protection, "spirit" signs, "Yard of the Month" signs, and political signs.

The Board shall be entitled to adopt guidelines, from time to time, regulating the placement, content, size, and materials of the signs permitted pursuant to this Section. In the event the Board elects to develop guidelines as permitted in the foregoing sentence, any sign erected pursuant to this Section must also strictly comply with such guidelines.

2. Any capitalized items used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written.

Executed to be effective this 30 day of March, 2000.

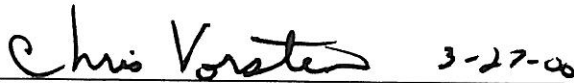
SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation:



Debbie Peterson, President

EXECUTED FOR THE PURPOSE SPECIFIED IN RECITAL B:

SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation



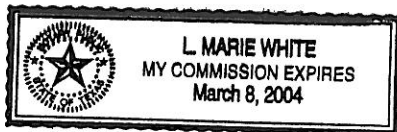
Chris Vorstan, Secretary



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 30 day of March, 2000, by Debbie Peterson, President of the Shady Hollow Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

(SEAL)



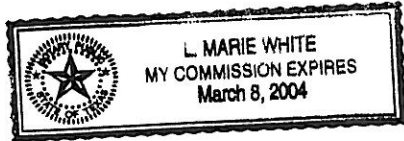
Notary Public Signature

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 27 day of March, 2000, by Chris Vorstan, Secretary of the Shady Hollow Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

(SEAL)

L. Marie White
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton
Armbrust Brown & Davis, L.L.P.
100 Congress Avenue, Suite 1300
Austin, Texas 78701

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

10-31-2008 02:18 PM 2008175555
DAVILAM \$15.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY TEXAS