

DOC. NO.  
00015733

FILM CODE  
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AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
CRYSTAL MOUNTAIN AT BARTON CREEK<sup>2152 PH</sup> 1723

7.00 INDX  
2 2 02/19/88  
157.33-DCC#  
16.10-CHK#

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

WHEREAS, those certain 51 lots depicted and described on the subdivision plat known as CRYSTAL MOUNTAIN AT BARTON CREEK, recorded in Volume 83, Pages 118A-118D of the Plat Records of Travis County, Texas, have heretofore been subjected to and impressed with that certain Declaration of Covenants, Conditions, and Restrictions ("Declaration") recorded in Volume 8935, Pages 864-876 of the Real Property Records of Travis County, Texas;

WHEREAS, said Declaration provides for the amendment thereof by the joinder of the owners of ninety percent (90%) or more lots within said subdivision;

WHEREAS, the below signed, owning 90% or more of the lots within said subdivision, joined herein by their respective mortgagees, desire to amend said Declaration as to all of the lots within said CRYSTAL MOUNTAIN AT BARTON CREEK, Travis County, Texas; and to reaffirm said Declaration now filed, except to the extent hereby Amended, and to confirm that all of the Lots within said subdivision shall continue to be held, owned, and enjoyed subject to said Declaration of Covenants, Conditions, and Restrictions, as hereby amended, and that the terms and provisions of said Declaration, as hereby amended, shall run with the title to said real property and be binding upon all parties having any right, title, or interest therein, or any part thereof, their heirs, successors, and assigns;

NOW, THEREFORE, the above described Declaration is hereby amended in the following particulars only, to wit:

1. Article VIII, Section 11, is hereby amended to read as follows:

"Section 11. Without prior authorization of the Board of Directors or Architectural Committee, if appointed, no house constructed within the Properties shall contain less than 1,800 square feet of heated and cooled area.

Nothing herein shall be construed as prohibiting the Owner of Lots 1 and 2, Block A, Section One, from constructing at least three (3) houses, buildings, or structures on each of said Lots which may be used for office, commercial, or residential purposes, or any mixture thereof, provided, however, that each structure so constructed shall contain not less than 1,800 square feet of heated and cooled area."

REAL PROPERTY RECORDS  
Travis County, Texas

10589 0133

OWNERS' CONSENT TO AMENDMENT OF DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
CRYSTAL MOUNTAIN AT BARTON CREEK SUBDIVISION

The undersigned, jointly constituting 90% or more of the record title owners of the above-described real property, and individually owning the Lot(s) set forth beneath their names, hereby consent to the foregoing Amendment to Restrictive Covenants. Each reference to a Lot number and letter set forth below is to the lot and block of one of the Lots as shown on the above-referenced plat of CRYSTAL MOUNTAIN AT BARTON CREEK SUBDIVISION, Travis County, Texas.

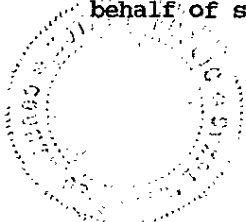
KARNES COUNTY SAVINGS & LOAN ASSOCIATION

By: Steve Dufilho  
Steve Dufilho  
President

Block B, Lots 1-14, 16-25, 27-30  
Block C, Lots 3-7, 9, 11-14, 16, 17, 19, 18, 1

STATE OF TEXAS  
COUNTY OF KARNES

The foregoing instrument was acknowledged before me on the 3<sup>rd</sup> day of FEBRUARY, 1988, by Steve Dufilho, President of KARNES COUNTY SAVINGS & LOAN ASSOCIATION, a Texas savings and loan association, on behalf of said association.



Kathy Fincke  
Notary Public, State of Texas  
MY COMMISSION EXPIRES: 5/12/91  
KATHY FINCKE  
FIRST REPUBLICBANK AUSTIN, N.A.

NOTARY SEAL

Lot 15B

BY: Charles W. Bridges  
Charles W. Bridges  
ITS: Vice President

STATE OF TEXAS  
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 30<sup>th</sup> day of October, 1987, by Charles W. Bridges, Vice President of FIRST REPUBLICBANK AUSTIN, N.A., a national banking association, on behalf of said association.



Mary L. Rodriguez  
Notary Public, State of Texas

NOTARY SEAL

MARY L. RODRIGUEZ  
Notary Public in and for the State of Texas  
My Commission Expires March 22, 1989

10589 0134

TRIBBLE & STEPHENS, CO., INC.

BY: *Ed Labay*  
Ed Labay  
ITS: Sr. Vice President

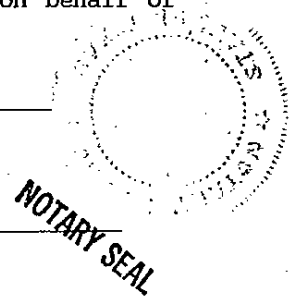
Lots 1A and 2A, Section One

STATE OF TEXAS

COUNTY OF Harris

The foregoing instrument was acknowledged before me on the 15th day of January, 1988, by Ed Labay, Sr. Vice President of TRIBBLE & STEPHENS CO., INC., a Texas corporation, on behalf of said corporation.

*Patricia D. Dirba*  
Notary Public, State of Texas  
Patricia D. Dirba  
My Commission expires: 7-25-90



STATE OF TEXAS

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 1987, by \_\_\_\_\_.

**AFTER RECORDING RETURN TO:**

Crystal Mountain Homeowners Assn.  
c/o Mr. Steve Dufilho  
7802 Jones Maltsberger  
San Antonio, TX 78216

\_\_\_\_\_  
Notary Public, State of Texas

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

FILED

FEB 19 1988

1988 FEB 19 PM 12: 16



*Dana De Beauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

10589 0135