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DOC. NO.  
91034066

AMENDMENT TO DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
SPICEWOOD POINT TOWNHOME

STATE OF TEXAS     )  
                          )  
COUNTY OF TRAVIS    )

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WHEREAS, Spicewood Point is a condominium project in Travis County, Texas, according to the Declaration of Covenants, Conditions and Restrictions of record in Volume 7606, Page 769, Condominium Platt Records of Travis County, Texas; and,

WHEREAS, all of the condominium units within said condominium project are owned by members of Spicewood Point Townhomes Homeowner's Association, a Texas corporation; and,

WHEREAS, at a meeting of the members of said Spicewood Point Townhomes Homeowner's Association, duly held in accordance with the Bylaws of said Association on January 20, 1991, at which meeting a quorum of members was present, the members of the Association, by a vote in excess of 69% of the membership of said Association, voted to file an amendment to the Declaration of Covenants, Conditions and Restrictions;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That pursuant of the Declaration of Covenants, Conditions and Restrictions of Spicewood Point Condominium and the Bylaw of Spicewood Point Homeowner's Association, the members of Spicewood Point Homeowner's Association, acting herein by and through the undersigned officer of said Association, Herein by through the undersigned officer of said Association, hereby files the following amendments to the Declaration of Covenants, Conditions and Restrictions of said Association:

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11424 0583

Section 5.12, page 29, is amended to hereafter read as follows:

"5.12 Non Payment of Assessments. Any assessments not paid on the date when due, shall be immediately delinquent and hereinafter shall, to the full extent permitted by law, bind such property in the hands of the owner, his heirs, devisees, personal representatives, successors and assigns. If the assessment is not paid within thirty (30) days after the due (delinquent) date, water shall be turned off serving owner's condominium, and a lock shall be placed on such turnoff valve until the assessment is paid. Provided, however, the above remedy may not be exercised by the Association until 10 days after written notice of intent to exercise same is mailed to the amount of such assessment interest is provided and all cost incurred in termination of water service."

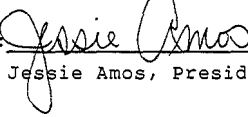
All other provisions of the Declaration of Covenants, Conditions

Restrictions shall remain in full force and effect as written

EXECUTED this the 12th day of April, 1991.

Spicewood Point Townhomes Homeowner's Association

By:



Jessie Amos, President

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TRAVIS COUNTY, TEXAS

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