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DOC. NO.

93008104

FILM CODE

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FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
REPLAT - NORTHWEST HILLS LAKEVIEW V-A

8:35 AM 6772

9.00 INDX
1 1 01/25/93

WHEREAS, NATHAN H. LEISTICO and KENT R. LEISTICO (the "Developer"), executed and filed that certain Declaration of Covenants, Conditions and Restrictions Replat - Northwest Hills Lakeview V-A (the "Prior Restrictions") dated July 16, 1992, of record in Volume 11760, page 43, Real Property Records of Travis County, Texas, affecting the Replat - Northwest Hills Lakeview V-A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 90, pages 163 and 164, Plat Records of Travis County, Texas; and

8:35 AM 6772

5.00 RECM

1 1 01/25/93

WHEREAS, Section III of the Prior Restrictions provides that the Restrictions may be amended by a vote of a majority of the owners of the Lots encumbered by the Restrictions; and

930081.04-DOC#
22.57-CHK#

WHEREAS, the Developer and the undersigned Owners, together being a majority of the owners of the lots in Replat - Northwest Hills Lakeview V-A, do desire, pursuant to Section III of the Prior Restrictions, to amend and restate the Prior Restrictions.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Declaration of Covenants, Conditions and Restrictions, Replat - Northwest Hills Lakeview V-A are hereby amended as follows:

1. Section II, Paragraph A - The last sentence is hereby amended and changed to read as follows:

"A. LAND USE AND BUILDING TYPES. . . No building shall be constructed of any facing materials except masonry (rock, stucco, stone or brick) of at least 100% coverage on any surface facing the street, and at least 50% coverage on sidewalls."

2. Section II, Paragraph B is hereby amended and changed to read as follows:

"B. DWELLING SIZE. The area of the main structure of a single-family residence shall be not less than 2000 square feet, excluding all open and covered porches and garage units. The Architectural Control Committee may approve a dwelling size containing less square feet, but such approval must be in writing."

All remaining terms and provisions of the Prior Restrictions not amended hereby shall remain in full force and effect and shall not be altered or modified by this Amendment.

AMENDED RESTRICTIONS/LAKEVIEW - PAGE 1
DOCS510/January 20, 1993

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11858 0815

RETURN TO: FIRST AMERICAN TITLE

GF# 9221805m
FIRST AMERICAN TITLE

01-3307-0108

EXECUTED this 20th, day of January, 1993.

DEVELOPER: Owner of Lots 1, 2, 3
4 and 5

Nathan H. Leistico
NATHAN H. LEISTICO

Kent R. Leistico
KENT R. LEISTICO

OWNERS: Lots 6, 7 and 8

CAPITAL HOMES, INC., a Texas
Corporation

BY: Cari Clark
CARI CLARK, President

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 20th day of January, 1993, by NATHAN H. LEISTICO.

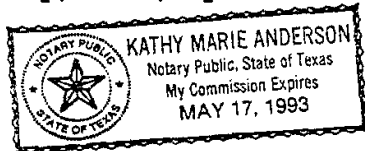


Nancy A. Minchew
Notary Public, State of Texas

(INK STAMPED NAME OF NOTARY)

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 22 day of January, 1993, by KENT R. LEISTICO.

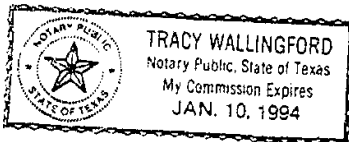


Kathy Marie Anderson
Notary Public, State of Texas

(INK STAMPED NAME OF NOTARY)

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 22nd day of January, 1993, by CARI CLARK, President of CAPITAL HOMES, INC., a Texas corporation, on behalf of said corporation.



Tracy Wallingford
Notary Public, State of Texas

(INK STAMPED NAME OF NOTARY)

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FILED

1993 JAN 25 PM 2:08

DANA DE BEAUVOIR
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 stamped hereon by me; and
was duly RECORDED, in the Volume and Page of the
above RECORDS of Travis County, Texas, on

JAN 25 1993



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
11858 0818