

RETURN TO
TRAVIS TITLE CO.
(1188520)

FILM CODE P-1360
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OHA

FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR VISTA NORTH SECTION TWO-A

COUNTY OF TRAVIS δ
 δ
THE STATE OF TEXAS δ

KNOWN BY ALL THESE PRESENTS:

THAT WHEREAS under that one certain Declaration of Covenants, Conditions and Restrictions for Vista North Section Two-A executed on June 2, 1997 and recorded in Volume 12973, Page 640 of the Official Records of Travis County, Texas, the ("Declaration"); and

WHEREAS, the Declarant is Valburn Vista, Ltd.; and

WHEREAS, the Declaration provides that the current owners of lots to which at least 75% of the votes in the Association are allocated, is required to amend the Declaration prior to January 1, 1998; and

WHEREAS, Declarant has ownership of 75% of the lots described in the Declaration; and

WHEREAS, Declarant now desires to amend the Declaration as follows:

1. The Landscaping requirements, as defined in Paragraph 3.8 is hereby modified to exclude Lot 8 from any expense to install or maintain any landscaping which has been installed by the Declarant at the entryway to the Property.
2. The fences, walls, hedges and entryway, as defined in Paragraph 3.13 is hereby modified to exclude Lot 8 from any expense to install or maintain perimeter fences, landscaping and any entryway constructed by Declarant.
3. Paragraph 3.27 is modified to provide for subparagraph f that states: Notwithstanding the foregoing, Lot 8 shall not be subject to any assessments, fees or other liabilities, under a, d, or e above, which relate to the construction, landscaping or upkeep of the entryway of Rico Cove.
4. Ratification. Except as expressly modified and amended hereby, the terms and provisions of the Declaration of Covenants, Conditions, and Restrictions for Vista North Section Two-A shall be, and hereby are, ratified and confirmed in all respects.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13013 0499

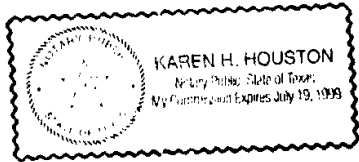
Executed on this the 25 day of August, 1997.

Declarant:
Valburn Vista, Ltd.
[Signature]
By:

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on August 25, 1997
by Jim Meredith.

[Signature]
Notary Public for the State of Texas
KAREN H. HOUSTON
Printed name of Notary



FILED
97 SEP -5 PM 4:17
DANA DEBEAUVOIR
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 herein by me, and
was duly RECORDED, in the Volume and Page of the
aforesaid RECORDS of Travis County, Texas, on

SEP 5 1997



[Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIPT#: B00084028 TRANS#: B2215 DEPT: REGULAR RECORD \$13.00
CASHIER: KHFRJ FILE DATE: 9/5/97 TRANS DATE: 9/5/97
PAID BY: CHECK #1197

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13013 0500