

THE STATE OF TEXAS : SEP 16 1965 - 1 387 * 7.00

COUNTY OF TRAVIS :

This addendum to recorded restrictive covenants pertaining to Highland Hills, Section Seven, Phase One, recorded in Book 2392, Pages 620-623 of the Deed Records of Travis County, Texas, which same shall become a part of the restrictive covenants of Highland Hills, Section Seven, Phase One. No

WITNESSETH

We, the undersigned, being all the owners in Highland Hills, Section Seven, Phase One do hereby impress upon Highland Hills, Section Seven, Phase One the following additional covenants and restrictions which shall be binding on all the property owners in said section:

PROPERTY OWNERS COMMITTEE

The Board of Directors of Bradfield-Cummins, Incorporated shall appoint a Property Owners Committee consisting of five members which shall supercede the Architectural Committee provided for in the original restrictions of record. Of said committee of five, four members of the Committee shall be owners of lots in said section and the fifth member, at the election of Bradfield-Cummins, Incorporated, may be an officer of Bradfield-Cummins, Incorporated, as long as Bradfield-Cummins, Incorporated is in existence as a corporation, and an owner of property within the section. In the event that Bradfield-Cummins, Incorporated is dissolved or ceases to function as a corporation for any reason whatever, then the fifth member of the committee shall be an owner of a lot in said section of Highland Hills and be selected by the committee as in the case of any other vacancy on the committee.

FUNCTIONS AND DUTIES OF PROPERTY OWNERS COMMITTEE

It shall be the duty and function of the committee:

1. To act as an architectural committee and exercise the functions thereof as set forth in the original restrictions.
2. To keep owners in said section of Highland Hills informed as to any matters or occurrences within the section which shall in the judgment of the committee have a bearing on the continuing desirability of the area.
3. To acquire by purchase, lease, rental, or otherwise property within said section of Highland Hills either for its own account or for the account of an owner or owners in said section of Highland Hills, where in the

judgment of the committee the price of acquiring same is adequately underwritten.

FILLING OF VACANCIES

A member of the board of Bradfield-Cummins, Incorporated shall serve so long as Bradfield-Cummins, Incorporated are property owners in this section. The other four members of the committee shall serve for unequal periods of years, not to exceed four. Upon the occasion of a vacancy, the remaining members shall appoint a successor to such member and such appointment shall be binding on all owners in said section of Highland Hills. A committee member may be removed at any time by a majority vote of the then owners of lots in said section of Highland Hills; each owner shall have one vote for each lot owned.

RESALES, RECONVEYANCES, LEASES, ETC.

Each owner for himself, his heirs and assigns, by acceptance of a deed to real property in said section of Highland Hills covenants that any contract for resale or any re-conveyance, any lease, any rental arrangement or any arrangement whereby the occupancy of said premises is changed shall be by written contract and such contract shall be entered into subject to the prior right of the committee to purchase, lease, rent, or arrange to occupy upon the identical terms and conditions acceptable to the owner and bonafidely offered in writing. Such owner covenants, for himself, his heirs and assigns, that a copy of the written contract shall be forwarded immediately to the chairman of the Property Owners Committee in care of Bradfield-Cummins, Incorporated at its place of business by registered mail. After five days from date of registry of said mail, in the absence of a written commitment by the committee acting for itself or for the account of any owner in said section of Highland Hills, the transaction may proceed. But, if, within said five days, the chairman of the Owners Committee shall endorse his copy of said contract to the effect that the committee assumes the obligations of the other party as set out in said contract, the said owner shall then be obligated to close said transaction in the name of the committee or at its direction. A purchase or acquisition by the Property Owners Committee shall impose no other liability on any owner in said section of Highland Hills unless said owner shall have first agreed in writing to purchase or acquire or to underwrite the purchase or acquisition of the property subject to acquisition by the Owners Committee.

PENALTY PROVISIONS

If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning any real property situated in the platted sections of Highland Hills to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant and either to prevent him or them from so doing or to correct such violation, or to recover damages or other dues for such violation. Invalidation of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or part of provisions which shall remain in full force and effect.

WITNESS OUR HANDS AND SEAL this 8th day of July, A. D. 1963.

ATTEST:

BRADFIELD-CUMMINS, INCORPORATED

Tom W. Bradfield
Tom W. Bradfield, Assistant Secretary

W. L. Bradfield
By: W. L. Bradfield, President

Nelson G. Patrick
Nelson G. Patrick

James E. McCoy
James E. McCoy

C. L. Reeves
C. L. Reeves

Verne M. McCoy
Verne M. McCoy

Donald H. Cummins
Donald H. Cummins

William R. Muehlberger
William R. Muehlberger

Betty Ann B. Cummings
Betty Ann B. Cummings

Sally P. Muehlberger
Sally P. Muehlberger

Joe B. Snider
Joe B. Snider

Claude Pollard, Jr.
Claude Pollard, Jr.

Elaine T. Snider
Elaine T. Snider

Eileen A. Pollard
Eileen A. Pollard

Calvin D. Hibler
Calvin D. Hibler

Joe Gilbreth
Joe Gilbreth, doing business as
Joe Gilbreth and Company

Julia Ann Hibler
Julia Ann Hibler

Henry W. Chapman
Henry W. Chapman

Lewis E. Bracy, Jr.
Lewis E. Bracy, Jr.

Dixie Jane Chapman
Dixie Jane Chapman

Elaine Bracy
Elaine Bracy

Mrs. E. V. Long
Mrs. E. V. Long

Edward V. Long
Edward V. Long

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared W. L. Bradfield, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as President of, and as the act and deed of, Bradfield-Cummins, Incorporated, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of July, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared James C. McCoy and Verne M. McCoy, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Verne M. McCoy, wife of the said James C. McCoy, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Verne M. McCoy acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of September, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Nelson G. Patrick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of July, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Donald H. Cummins and Betty Ann B. Cummins, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Betty Ann B. Cummins, wife of the said Donald H. Cummins, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Betty Ann B. Cummins acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of July, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared C. L. Reeves, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of July, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared William R. Muehlberger and Sally P. Muehlberger, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Sally P. Muehlberger, wife of the said William R. Muehlberger, having been examined by me privily and apart from her husband, and

having the same fully explained to her, she, the said Sally P. Muchlberger acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st of August, A. D. 1963.

Concepcion Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Joe B. Snider and Elaine T. Snider, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Elaine T. Snider, wife of the said Joe B. Snider, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Elaine T. Snider acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of July, A. D. 1963.

Concepcion Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Edward V. Long and Christine M. Long, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Christine M. Long, wife of the said Edward V. Long, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Christine M. Long, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of September, 1963.

Concepcion Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Claude Pollard, Jr. and Eileen A. Pollard, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Eileen A. Pollard, wife of the said Claude Pollard, Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Eileen A. Pollard acknowledged such instrument to be her act and deed, and she declared that she had williligly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of September, A. D. 1963.

Cassuela Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Joe Gilbrath, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of September, A. D. 1963.

Cassuela Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Calvin D. Hibler and Julia Ann Hibler, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Julia Ann Hibler, wife of the said Calvin D. Hibler, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Julia Ann Hibler, acknowledged such

instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of July, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Lewis E. Bracy, Jr. and Elaine Bracy, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Elaine Bracy, wife of the said Lewis E. Bracy, Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Elaine Bracy acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of August, 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Henry W. Chapman and Dixie Jane Chapman, husband and wife, known to me to be the persons whose names subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and considerations therein expressed. And the said Dixie Jane Chapman, wife of Henry W. Chapman, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Dixie Jane Chapman acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of August, A. D. 1963.

Consuelo Moreno
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

FILED
Emilia Lomborg
COUNTY CLERK
TRAVIS COUNTY TEXAS

SEP 16 4 42 PM '63

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, as Stamped hereon by me, on

SEP 19 1963



Emilia Lomborg
COUNTY CLERK
TRAVIS COUNTY, TEXAS