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SEP 15-75 1563 * 2.50
FIRST AMENDED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
BY CAT MOUNTAIN PROPERTIES

1-18-8222

Whereas, on the 19th day of December, 1974, the Declaration of Covenants, Conditions and Restrictions by Cat Mountain Properties was filed for record in Book 5077, Page 1440 of the Deed Records of Travis County, Texas; and,

Whereas, the date of execution of this first amendment to said Declaration is less than sixty (60) months after the date said Declaration was filed for record; and,

Whereas, developer has not previously sold or conveyed any of the area of the properties defined and described in said Declaration, but has continued to be and is now the owner and holder of all of the properties defined and described in said Declaration; and,

Whereas, pursuant to the authority vested in and retained by Declarant Cat Mountain Properties, a joint venture, hereby makes, declares, and publishes this First Amended Declaration of Covenants, Conditions and Restrictions for Cat Mountain Properties, to-wit:

CHANGES IN ARTICLE V, SECTION 2

Said Section 2 of said Article V of said Declaration of Covenants, Conditions and Restrictions shall hereafter read as follows:

"Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Areas."

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this the ____ day of September, 1975.

(NO SEAL)

CAT MOUNTAIN PROPERTIES, A JOINT VENTURE

By Larry Morris
Larry Morris, President

DEED RECORDS
Travis County, Texas

5259 144

THE STATE OF TEXAS ()
()
COUNTY OF TRAVIS ()

1-18-8223

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Larry Morris of Cat Mountain Properties, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Cat Mountain Properties, a joint venture, and he executed the same as the act of such joint venture for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of September, 1975.

Richard J. Grunden
Notary Public in and for Travis
County, Texas

NOTARY SEAL

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

SEP 15 1975



David S. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
SEP 15 10 50 AM '75

David S. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS