

1-24-9407  
SECOND AMENDED DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
BY CAT MOUNTAIN PROPERTIES

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 second 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 Second Amended Declaration of Covenants, Conditions and Restrictions for Cat Mountain Properties, to-wit:

CHANGES IN ARTICLE VIII, SECTION 3

Said Section 3 of said Article VIII of said Declaration of Covenants, Conditions and Restrictions shall hereafter read as follows:

"Section 3. Use of Common Area. The Common Area shall be used for park, recreational, social, access, utility easement and other purposes directly related to the private single family residential use authorized hereunder, except that Declarant shall have the right to an office for its own exclusive use in any clubhouse until Declarant has sold all of the lots."

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this the 15th day of January, 1976.

CAT MOUNTAIN PROPERTIES, A JOINT VENTURE

By Larry Morris  
Larry Morris, President

DEED RECORDS  
Travis County, Texas

(NO SEAL)

5365 2205

THE STATE OF TEXAS ( )  
COUNTY OF TRAVIS ( )

1-24-9408

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Larry Morris, President 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 January, 1976.

*Jeanette Newberry*  
Notary Public in and for Travis  
County, Texas

NOTARY SEAL

FILED  
JAN 16 10 38 AM '76  
*Louis S. Shepard*  
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 nearest RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

JAN 16 1976



*Louis S. Shepard*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

5365 2206 -2-