

MAR-30-1981 RA-5046 - #2425

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325
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2-53-8626

THE STATE OF TEXAS § AMENDED RESTRICTIVE COVENANTS
 §
COUNTY OF TRAVIS § SPICEWOOD FOREST

We, the undersigned, being all of the owners of SPICEWOOD FOREST, a subdivision in Travis County, Texas, as shown by the map or plat thereof of record in Book 76, Page 147, Plat Records of Travis County, Texas, desire that restrictions, conditions, and covenants previously placed on such subdivision as shown in Volume 6513, Page 536 and in Volume 7235, Page 669, Deed Records of Travis County, Texas, be AMENDED in order to develop the property in a harmonious fashion and in order to protect the investments of purchasers of the lots in said subdivision;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: The following restrictions, conditions, covenants and uses are hereby impressed and imposed upon SPICEWOOD FOREST, in amendment of and in addition to restrictions previously impressed thereon in Volume 6315, Page 536 and in Volume 7235, Page 669, Deed Records of Travis County, Texas:

I.

PROPERTY SUBJECT TO THE DECLARATION

The property which is and shall be held, transferred, sold, and conveyed, subject to the covenants, conditions, restrictions, reservations, and charges hereinafter set forth is described as follows:

All of the lots in SPICEWOOD FOREST, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 76, Page 147, Plat Records of Travis County, Texas, to which plat and its record reference is here made.

II.

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND CHARGES

The property described in Section I hereof is encumbered by the covenants, conditions, restrictions, reservations, and charges hereinafter set forth to insure the best and highest use and most appropriate development and improvement of each lot within said subdivision; to protect owners of lots against improper use of surrounding lots; to preserve so far as practicable the natural beauty of said property; to guard against the erection of poorly designed or proportioned

DEED RECORDS
Travis County, Texas

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structures of improper or unsuitable materials; to encourage and secure the erection of attractive improvements on each lot with appropriate locations; to prevent haphazard and inharmonious improvements of lots; to secure and maintain proper setbacks from streets and adequate free space; and in general to provide for development of the highest quality to enhance the value of investments made by owners.

A. Land Use and Building Types. Lots 1, 2 and 3, in Block "E", and Lots 1, 2 and 3, in Block "C", may be used for single family dwellings, duplexes, condominiums units, as defined in the Texas Condominium Act, Article 1301a, V.A.T.S., townhouses, planned unit development units, or for professional type non-cash register related office buildings. Either single family dwellings or duplexes may be erected on Lots 1 through 8, in Block "A", and Lots 1 through 11, in Block "B", Lots 15 through 21, in Block "C", and Lots 6 and 7, in Block "D", and on all the balance of the lots in the subdivision, no building shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling not to exceed two and one-half stories in height. No building shall remain uncompleted for more than one year after construction has commenced.

B. Dwelling Size. Single family residences erected on any lot shall have not less than 1,500 square feet of finished, heated living space. Duplexes, erected on any lot shall contain not less than 1,800 square feet of finished, heated living space. Condominium units erected on any lot shall have not less than 900 square feet of finished, heated living space.

The original and amended restrictions and all provisions set out therein and herein referred to are in all other respects ratified and confirmed, and this amendment amends the previous declaration and amended declaration only with respect to the Land Use & Building Types and Dwelling Size.

EXECUTED this 27th day of February 1981.

JONES-PREWITT COMPANIES, INC.

(NO SEAL)

By William E. Jones

PERCIFULL-WARING DEVELOPMENT, INC.

(NO SEAL)

Attest:

Becky Percifull
Becky Percifull, Secretary

By Will Percifull
Will Percifull, President

2-53-8628

Attest and seal omitted
by resolution

JOSEPH T. WARING CONSTRUCTION, INC.

By Joseph T. Waring
Joseph T. Waring, President

Attest and seal omitted
by resolution

W & J PERCIFULL, INC.

By Will Percifull
Will Percifull, President

Attest and seal omitted
by resolution

TILLINGHAST BUILDERS, INC.

By Ruthy Tillinghast
Ruthy Tillinghast, President

Attest:

(NO SEAL)

Colman L. Aiken

FOREST MESA REALTY, INC.

By J. Wilson

Paula Glen Dawson
Paula Glen Dawson

Jimmy E. Dawson
Jimmy E. Dawson

Jerald Mankovsky
Jerald Mankovsky

Sherrie Mankovsky
Sherrie Mankovsky

Reuben F. Pfennig
Reuben F. Pfennig

Dorothy W. Pfennig
Dorothy W. Pfennig

Attest:

(NO SEAL)

Christy A. Holt

JOE HIGGS BUILDER, INC.

By Joe Higgs
Joe Higgs, President

Attest and seal omitted
by resolution

HUGH RADNEY BUILDER, INC.

By Hugh Radney
Hugh Radney, President

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John Harry Pels III
John Harry Pels III

Patricia B. Pels
Patricia B. Pels

Carter G. Naylor
Carter G. Naylor

Heidi Naylor
Heidi Naylor

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Will Percifull, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purposes and consideration therein expressed, as the act and deed of Percifull-Waring Development, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of March 1981.

NOTARY SEAL

Christy A. Shelton
Notary Public - State of Texas
Christy A. Shelton

My commission expires: 2/13/85

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joseph T. Waring, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purposes and consideration therein expressed, as the act and deed of Joseph T. Waring Construction, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

NOTARY SEAL

Christy A. Shelton
Notary Public - State of Texas
Christy A. Shelton

My commission expires: 2/13/85

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Will Percifull, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same

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2-53-8630

for the purposes and consideration therein expressed, as the act and deed of W & J Percifull, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of March 1981.

Christy A. Shelton
Notary Public - State of Texas
Christy A. Shelton

My commission expires 2/13/85 NOTARY SEAL.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kathy Tillinghast, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purposes and consideration therein expressed, as the act and deed of Tillinghast Builders, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of March 1981.

Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

My commission expires: 5/26/84 NOTARY SEAL.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Rogers D. Wilson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purposes and consideration therein expressed, as the act and deed of Forest Mesa Realty, Inc., and in the capacity therein stated.

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2-53-8631

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of March 1981.

Karen Baker
Notary Public - State of Texas

My commission expires:
1-26-85 NOTARY SEAL

Karen Baker

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of March 1981.

NOTARY SEAL

Christy A. Shelton
Notary Public - State of Texas

My commission expires:
2/13/85

Christy A. Shelton
2/13/85

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of March 1981.

NOTARY SEAL

Pat B. Cheatham
Notary Public - State of Texas

My commission expires:
5/26/84

Pat B. Cheatham

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of March 1981.

NOTARY SEAL

Pat B. Cheatham
Notary Public - State of Texas

My commission expires:
5/24/84

Pat B. Cheatham

2-53-8632

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

NOTARY SEAL

My commission expires:
5/26/84

Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

NOTARY SEAL

My commission expires:
5/26/84

Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joe E. Higgs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purposes and consideration therein expressed, as the act and deed of Joe Higgs Builder, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

NOTARY SEAL

My commission expires:
2/13/85

Christy A. Shelton
Notary Public - State of Texas
Christy A. Shelton

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Hugh Radney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for

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the purposes and consideration therein expressed, as the act and deed of Hugh Radney Builder, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of March 1981.

My commission expires: 5/26/84

NOTARY SEAL, Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

My commission expires: 5/26/84

NOTARY SEAL, Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

My commission expires: 5/26/84

NOTARY SEAL, Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

My commission expires: 5/26/84

NOTARY SEAL, Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

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2-53-8634

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March 1981.

NOTARY SEAL, Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

My commission expires: 5/26/84

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kelburn E. Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that such person executed the same for the purposes and consideration therein expressed, as the act and deed of Jones-Prewitt Companies, Inc., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of March 1981.

NOTARY SEAL, Pat B. Cheatham
Notary Public - State of Texas
Pat B. Cheatham

My commission expires: 5/26/84

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of March 1981.

NOTARY SEAL, Christy A. Shelton
Notary Public - State of Texas
Christy A. Shelton

My commission expires: 2/13/85

STATE OF TEXAS
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 record indicated of Travis County, Texas, as Stamped herein by me, on
MAR 30 1981
Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
MAR 30 11 48 AM '81
Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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