

RESTRICTIVE COVENANTS

THE STATE OF TEXAS: MAY 19-82 6069 * 3.00
COUNTY OF TRAVIS: MAY 19-82 8621 * 5.00

2-86-2460

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53219*

KNOW ALL MEN BY THESE PRESENTS that Blankenship Developments, Inc., a corporation organized and existing under the laws of the State of Texas, owners of the land containing 20.29 acres to be known as Las Ventana P.U.D. Said 20.29 acres being a part of a final subdivision plat known as North Cat Mountain, Section IV containing 30.35 acres of land and recorded in Plat Book 82 Page 154137 of the Plat Records of Travis County, Texas,

Does hereby impress all of said 20.29 acres known as Las Ventana P.U.D. and declare that the covenants and restrictions hereinafter set forth shall run with the property for the purposes of obtaining the approval of all appropriate authorities. The covenants and restrictions shall benefit and be binding upon subsequent owners and purchasers of any of the Planned Unit Development property, their heirs, assigns, successors and personal administrators, to wit:

1. All building foundations on slopes of 15% and over and on fill placed upon such slopes shall utilize design and construction practices certified by a registered professional engineer qualified to practice in this field and such designs shall be on file with the City of Austin Engineering Department.
2. For a minimum travel distance of 25 feet from the roadway edge driveway grades may exceed 14% only with specific approval of the surface and geometric design proposals by the Director of the Engineering Department or his designee.
3. No fill on any lot shall exceed a maximum of four (4) feet in depth. Except for structural excavation, no cut on any lot shall be greater than four (4) feet.
4. The restrictions of this agreement are derived from the City of Austin, Texas Ordinance No. 800103 P. In the event that said ordinance becomes less restrictive concerning building foundations, building sites and driveways this covenant shall be amended to follow such less restrictive ordinance, but in the event that such possible ordinance changes become more restrictive the restrictions of this covenant shall remain in effect. This agreement may be modified, amended or terminated only by the majority vote of a quorum of the members of the City Council of the City of Austin, and joined by the then owner or owners of 51% of the above described property at the time of such modification, amendment or termination.
5. If any persons, person, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for any owner of the above described property or any part thereof or the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said persons or entity from violation or attempting to violate such agreement or covenant.

MADE, EXECUTED and delivered on April 26, 1982.

NO SEAL

Blankenship Developments, Inc.

by: Terry Blankenship
Terry Blankenship, Vice-President

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared, Terry Blankenship, vice-president of Blankenship Developments, Inc., a corporation 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 considerations herein expressed, in the capacity therein stated and as the act and deed of said corporation.
GIVEN UNDER MY hand and seal of office this the 26 day of Apr, 1982.

NOTARY SEAL

Dennis Smithberger
Notary Public in and for Travis County, Texas
My Commission Expires: 6-20-84

DEED RECORDS
Travis County, Texas

7754 670

1321 610

DEED RECORDS

2-86-2461

FILED

MAY 19 1982

MAY 19 8 11 AM '82

Paris Anapolie
COUNTY CLERK
TRAVIS COUNTY, TEXAS

7754

STATE OF TEXAS
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 named RECORDS
of Travis County, Texas, as stamp hereon by me, on

COUNTY OF TRAVIS

MAY 19 1982



Paris Anapolie
COUNTY CLERK
TRAVIS COUNTY, TEXAS

7754 671

5-00-5000