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JOINDER OF ADDITIONAL PROPERTY TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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THIS JOINDER OF ADDITIONAL PROPERTY TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS, made on the date hereinafter set forth by
Alfred D. Hughes, hereinafter referred to as "Declarant".

W I T N E S S E T H :

WHEREAS, Declarant is the successor in interest to Cat Mountain
Properties, a Joint Venture former owner of certain property in the
City of Austin, County of Travis, State of Texas known as Cat Mountain
Villas Section One (1) which is more particularly described in that
certain Deed dated August 23, 1973 of record in Volume 4721, Pages
1774-1778, and in Volume 4782, Pages 2299-2303, both in the Travis
County Deed Records, and,

WHEREAS, on the 19th Day of December, 1974, a certain Declaration of
Covenants, Conditions and Restrictions was filed by Cat Mountain
Properties, a Joint Venture in Book 5077, Page 1440, as amended in
Volume 5259, Page 144 and Volume 5365, Page 2205 of the Deed Records
of Travis County, Texas, subjecting the property described above,
known as Cat Mountain Villas Section One (1) a subdivision in Travis
County, Texas, according to the map or plat of record in Volume 71,
Page 25, Plat Records, Travis County, Texas to the benefits and
burdens therein stated; and,

WHEREAS, Cat Mountain Villas Section One (1), was the first section
developed in the property comprising the total Planned Unit
Development ("PUD") known as Cat Mountain Villas PUD; and

DEED RECORDS
Travis County, Texas

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WHEREAS, subsequently thereafter Section II-A (2-A) was subdivided and filed of record in Volume 78, Page 372, Plat Records of Travis County, Texas and subsequent to the subdivision of Section II-A (2-A), Section III-A (3-A) was subdivided in Volume 77, Page 271-273, Plat Records of Travis County, Texas, and

WHEREAS, on the 17th day of January 1980, a Joinder of Additional Property to Declaration of Covenants, Conditions and Restrictions was filed by Cat Mountain Properties, a Joint Venture in Volume 6864, Page 1018 of the Deed Records of Travis County, Texas which said Joinder subjects Sections Two A (2-A) and Three A (3-A), Cat Mountain Villas to the benefits and burdens therein stated; and,

WHEREAS, on the 18th day of January 1979, a certain Declaration of Covenants, Conditions and Restrictions was filed by Cat Mountain Properties, a Joint Venture in Volume 6455, Page 2288 of the Deed Records of Travis County, Texas, subjecting the property described above known as Cat Mountain Villas, Section III-A (3-A) to the benefits and burdens therein stated; and,

WHEREAS, the total area in said PUD, includes the above described Sections One (1), II-A (2-A), III-A (3-A), Two (2) and III-B (3-B) all of which property was originally approved as part of the PUD and which are planned to be developed as part of the total PUD development; and,

WHEREAS, the Special Permit for said Cat Mountain Villas PUD was approved by the Austin City Council in Ordinance Number 751113-D granted on November 13, 1975 and includes all properties described in the two above described deeds, and,

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WHEREAS, Declarant, sole owner of all the property in Cat Mountain Villas, Section Two (2) and Cat Mountain Villas, Section III-B, desires now to complete development of these two (2) additional area of the Cat Mountain Villas PUD, the areas to be known as Cat Mountain Villas, Section Two (2), and Cat Mountain Villas, Section III-B which are more particularly described in the Plats thereof of record in Volume 76, Page 97, and Book 83, Page 151, B, C, D, respectively Plat Records, Travis County, Texas; and,

WHEREAS, Declarant desires, pursuant to the authority vested in and retained by the Declarant in the above said Declaration, in Article II, POWERS IN DECLARANT, "Section 2. Adding and Removing Property Owned by Declarant" to designate said additional properties, Cat Mountain Villas Section Two (2) and Cat Mountain Villas Section III-B owned by Declarant, which shall in accordance with this document become entitled to the benefits and subject to the burdens contained in the above mentioned Declaration of Covenants, Conditions and Restrictions, recorded in Volume 5077 Page 1440 as amended in Volume 5259, Page 144 and Volume 5365, Page 2205, of the Deed Records of Travis County, Texas as well as the Declaration of Covenants, Conditions and Restrictions of record in Volume 6455, Page 2288 of the Deed of Records of Travis County, Texas; and,

WHEREAS, Declarant further desires that all subsequent owners of lots in Cat Mountain Villas Section Two (2) of record in Volume 76, Page 97 Plat Records, Travis County, Texas and Cat Mountain Villas Section III-B of record in Book 83, Page 151 B, C, D, Plat Records, Travis County, Texas be subject to any and all assessments arising under the terms of the above described Declaration of Covenant, Conditions and Restrictions and be full voting members of the Cat Mountain Homeowners Association, Inc. by virtue of their ownership of a lot in the properties subject to the above mentioned Declaration and being subject to the assessments therein set forth; and,

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NOW THEREFORE, Declarant hereby declares that all of the additional properties known as Cat Mountain Villas, Section Two (2) of record in Volume 76 Page 97, Plat Records of Travis County, Texas, and Cat Mountain Villas, Section III-B of record in Book 83, Page 151 B, C, D, Plat Records, Travis County, Texas shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions as set forth in the Declaration of Covenants, Conditions and Restrictions recorded in Volume 5077, Page 1440 as amended in Volume 5259, Page 144 and Volume 5365, Page 2205 of Deed Records, Travis County, Texas, and also the Declaration of Covenants, Conditions and Restrictions of record in Volume 6455, Page 2288 of the Deed Records of Travis County, Texas, which are for the purpose of protecting the value and desirability of, and which shall run with each and every portion of property hereto added, and be binding upon all parties having any right, title or interest in or to any portion of the hereby added property, their heirs, executors, administrators, legal representatives, successors and assigns, and shall inure to the benefit of each present and future owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, said Declarant being the sole and only owner of the said additional properties, Cat Mountain Villas, Section Two (2) and Cat Mountain Villas Section III-A has hereunto set its hand and seal this 30th day of September, 1983.

ALFRED D. HUGHES

by: *Alfred D. Hughes*
Alfred D. Hughes

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day of September 1983, by Alfred D. Hughes.

My commission expires:

June 5, 1984

NOTARY SEAL

Thomas H. Hill
Notary Public, State of Texas

Notary's printed name:

THOMAS H. HILL, JR. 1983

NOTARY SEAL

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CONFIDENTIAL

X

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



OCT 3 1983

Leslie Angolia
COUNTY CLERK
TRAVIS COUNTY, TEXAS

TRAVIS COUNTY, TEXAS
COUNTY CLERK

OCT 3 4 32 PM '83

FILED
5228 191

Found Rock, TX 78664
P.O. Box 445

Thomas H. NRP
Return to: