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AGREEMENT IN CONNECTION WITH RESUBDIVISION

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This Agreement in Connection with Resubdivision, by and between the undersigned members of WILLIAMSBURG HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, being all of the members of said association (hereinafter referred to as "Homeowners") and JONES-HAYNES DEVELOPMENT, a Texas partnership (hereinafter referred to as "Jones-Haynes");

WITNESSETH:

WHEREAS, Jones-Haynes desires to effect a resubdivision of certain property described in one certain Declaration of Covenants, Conditions and Restrictions for WILLIAMSBURG, A PLANNED UNIT DEVELOPMENT (hereinafter referred to as the "Declaration") recorded at Volume 6820, Page 1628 of the Deed Records of Travis County, Texas; and

WHEREAS, Section 17 of the Declaration prohibits resubdivision of the property, and, therefore, it is necessary for Jones-Haynes to obtain the consent of the Homeowners in order to legally effect the resubdivision; and

WHEREAS, in consideration of their consent to said resubdivision, the Homeowners have requested that certain repairs, additions and improvements to the property be completed by Jones-Haynes;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Homeowners and Jones-Haynes hereby agree as follows:

1. The undersigned Homeowners unanimously consent to permit the resubdivision of the property in a manner substantially identical to that shown on the attached plat, including any changes required by the appropriate governmental authorities necessary for the approval of said plat. In addition, the undersigned Homeowners hereby appoint Vicki D. Evans, as attorney-in-fact with full power of substitution, to execute the resubdivision plat on behalf of all Homeowners. This power of attorney, once granted, shall be deemed coupled with an interest and shall be irrevocable. Such plat shall be executed immediately upon the request of Jones-Haynes so that said plat may be processed without delay.

2. Jones-Haynes hereby agree to make the following improvements to the property, after Jones-Haynes acquires title to such property, to-wit:

(a) Jones-Haynes shall properly prepare, prime and paint, or cause to be properly prepared, primed and painted, the exterior of all the buildings occupied by the Homeowners (the "Buildings"), with a suitable high grade primer and one coat of acrylic outside house paint of the same color as originally used on said Buildings. Such painting shall be done during no later than the end of 1994.

REAL PROPERTY RECORDS
Travis County, Texas

030420946

(b) Jones-Haynes shall replace, or cause to be replaced, the top rails located on the front porch of the Buildings with new cedar rails and will properly prime and paint, or cause to be primed and painted, such cedar rails.


(c) With respect to 3886 Williamsburg Circle, Jones-Haynes shall remove, or cause to be removed, the siding from the northwest wall of the unit, shall install a vapor barrier and shall replace, prepare, prime and paint said siding.

3. In connection with the agreements herein contained, Jones-Haynes agrees to pay all reasonable attorney's fees incurred by the Homeowners.

All of the aforesaid maintenance projects will be completed by Jones-Haynes during the construction of the first thirty-one (31) units of the project to be built on adjacent property by Jones-Haynes.

IN WITNESS WHEREOF, this Agreement in Connection with Resubdivision has been executed this 22nd day of May, 1984.

JONES-HAYNES DEVELOPMENT

By 
Stephen Haynes, MANAGING, Partner

WILLIAMSBURG HOMEOWNERS ASSOCIATION, INC.

By Dieli D Evans
Its President

09042 0947

IN WITNESS WHEREOF, the undersigned has executed this Amendment on the

22nd day of May, 1984.

DECLARANT:

JONES-HAYNES DEVELOPMENT

By [Signature]
M. Evans, Partner

HOMEOWNERS:

[Signature]
Bonnie Standifer
Bonnie Standifer

[Signature]
Vicki D. Evans
Vicki D. Evans

[Signature]
Charles Nemir
Charles Nemir

[Signature]
Anne Dunnam
Anne Dunnam

[Signature]
Susan Putnam
Susan Putnam

[Signature]
Debra Klinksick
Debra Klinksick

[Signature]
Diane Norris
Diane Norris

[Signature]
Phil Myers
Phil Myers

[Signature]
Jack Woods
Jack Woods

[Signature]
Austin Glover
Austin Glover

[Signature]
Neil Williams
Neil Williams

[Signature]
Carol H. Williams
Carol H. Williams

[Signature]
Milady H. Skriandek
Milady H. Skriandek

[Signature]
Lucille Kelly
Lucille Kelly

[Signature] by V. Evans
Sid Price
Sid Price by proxy

[Signature]
Mike Eledge
Mike Eledge

[Signature]
Lucille Casner
Lucille Casner

VICKI D. EVANS, President of Williamsburg Homeowners Association, Inc. hereby certifies that she has personal knowledge as to the Owners of the Lots in Williamsburg, A Planned Unit Development, and that the Homeowners executing this Amendment constitute at least ninety percent (90%) of the Owners of the Lots.

[Signature]
VICKI D. EVANS

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

SWORN AND SUBSCRIBED TO by the said VICKI D. EVANS, this the 28th day of May, 1984, to certify which witness my hand and seal of office.

[Signature]
Notary Public in and for
the State of Texas
Print name: Carol J. Baldwin
My Commission expires 4/1/88

NOTARY SEAL

09042 0948-2-

AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WILLIAMSBURG,
A PLANNED UNIT DEVELOPMENT

This Amendment, made on the day hereinafter set forth by First Service Corporation, all of the rights of which corporation have been assigned to JONES-HAYNES DEVELOPMENT, a Texas partnership (hereinafter referred to as "Declarant") and the undersigned members of WILLIAMSBURG HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, being all of the members of said association (hereinafter referred to as the "Homeowners");

WITNESSETH:

WHEREAS, Declarant and Lucille Casner have heretofore established WILLIAMSBURG, A PLANNED UNIT DEVELOPMENT, in accordance with one certain Declaration of Covenants, Conditions and Restrictions of record in Volume 6820, Page 1628, Deed Records, Travis County, Texas (the "Declaration"); and

WHEREAS, in accordance with Article XIV, Section 4 of the Declaration, Declarant and the Homeowners desire to amend and modify said Declaration to extend the due date for homeowners' assessments to be paid by Declarant, or assignees of Declarant, on certain real property in the development;

NOW, THEREFORE, the Declarant and the Homeowners, whose cumulative votes constitute the requisite ninety percent (90%) approval necessary for amending the Declaration, hereby amend the Declaration, by adding the following Section 11 to Article IV of the Declaration:

"Section 11. Notwithstanding anything in this Declaration to the contrary, Declarant, or assignees of Declarant, shall not be required to pay any annual or special assessments in connection with any Lot included in that certain real property described on Exhibit A attached hereto (hereinafter sometimes referred to as "Phase II Lot") owned by Declarant, or assignees of Declarant, until the expiration of six (6) months after a certificate of occupancy has been issued evidencing the completion of construction of a unit on said Phase II Lot or the actual occupancy of a unit whichever comes first."

The terms and provisions of the Declaration, as amended, are hereby acknowledged, ratified and confirmed in all other respects.

09042 0949 /

IN WITNESS WHEREOF, the undersigned has executed this Amendment on the

22nd day of may, 1984.

DECLARANT:

JONES-HAYNES DEVELOPMENT

By [Signature] Stephen Haynes
MANAGER, Partner

HOMEOWNERS:

[Signature]
Bonnie Standefer

[Signature]
Vicki D. Evans

[Signature]
Charles Memir

[Signature]
Anne Dunnam

[Signature]
Susan Putnam

[Signature]
Debra Klinksieck

[Signature]
Diane Norris

[Signature]
Phil Myers

[Signature]
Jack Woods

[Signature]
Austin Glover

[Signature]
Neil Williams

[Signature]
Carol H. Williams

[Signature]
Milady R. Skrivaneck

[Signature]
Lucille Casner

[Signature] by Vicki Evans
Sid Price as per proxy

[Signature]
Mike Eledge

[Signature] Lucille Casner
First Service Corporation

By: [Signature]
Edward V. Sandridge, Jr.
T.J. Sandridge, Senior Vice President

VICKI D. EVANS, President of Williamsburg Homeowners Association, Inc. hereby certifies that she has personal knowledge as to the Owners of the Lots in Williamsburg, A Planned Unit Development, and that the Homeowners executing this Amendment constitute at least ninety percent (90%) of the Owners of the Lots.

[Signature]
VICKI D. EVANS

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

SWORN AND SUBSCRIBED TO by the said VICKI D. EVANS, this the 28th day of may, 1984, to certify which witness my hand and seal of office.

NOTARY SEAL

[Signature]
Notary Public in and for
the State of Texas

Print name: Carol J Baldwin
My Commission expires 4/1/88

09042 0950

HOMEOWNERS:

Wildi D. Gaur

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 1984 by

Notary Public in and for
the State of Texas

Printed or typed name: _____

My Commission expires _____

09042 0951

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 27, 1984 by T. J. Sandridge, Sr. Vice Pres. of FIRST SERVICE CORPORATION, a Texas corporation, on behalf of said corporation.



Julia Johnston
Notary Public in and for
the State of Texas

Printed or typed name: Julia Johnston

My Commission expires 4/7/87

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984 by Bonnie Standefer.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22nd, 1984 by Vicki D. Evans.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

09042 0952

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Charles Nemir.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 4/1/88

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Anne Dunnam.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 4/1/88

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Susan Putnam.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 4/1/88

09042 0953

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Debra Klinkstick.

Carol J. Baldwin
Notary Public in and for
the State of Texas

NOTARY SEAL

Printed or typed name: Carol J. Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Phil Myers.

Carol J. Baldwin
Notary Public in and for
the State of Texas

NOTARY SEAL

Printed or typed name: Carol J. Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Jack Woods.

Carol J. Baldwin
Notary Public in and for
the State of Texas

NOTARY SEAL

Printed or typed name: Carol J. Baldwin

My Commission expires 1/1/88

09042 0954

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Austin Glover.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Neil Williams.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Milady Skrivanek.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

09042 0955



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Lueille Kelly.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 1984
by Sid Price.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 31, 1984
by Mike Eledge.

NOTARY SEAL

Carol J. Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 1/1/88

09042 0956

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on June 5, 1984
by Lucille Casner.

NOTARY SEAL

Carol J Baldwin
Notary Public in and for
the State of Texas

Printed or typed name: Carol J Baldwin

My Commission expires 4/1/88

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 1984
by _____.

Notary Public in and for
the State of Texas

Printed or typed name: _____

My Commission expires _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 1984
by _____.

Notary Public in and for
the State of Texas

Printed or typed name: _____

My Commission expires _____

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7870
[Signature]

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
named RECORDS of Travis County, Texas; on

FEB 26 1985



Handwritten: [Signature]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Handwritten: [Signature]
FEB 26 2 16 PM '85
FILED
COUNTY CLERK
TRAVIS COUNTY, TEXAS

09042 0957