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RESCISSION OF DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR "LAS VENTANAS TOWNHOMES" AND
RATIFICATION OF SUBSEQUENT DECLARATION OF COVENANTS, 4 11 4435
CONDITIONS AND RESTRICTIONS FOR LAS VENTANAS

STATE OF TEXAS § 1000 155277 7.00 RTEA
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS: 1 09/03/86

WHEREAS, BLANKENSHIP DEVELOPMENTS, INC., a Texas Corporation, caused that certain Declaration of Covenants, Conditions and Restrictions for "Las Ventanas Townhomes" to be filed on May 19, 1982, in Volume 7753, Page 221, of the Deed Records of Travis County, Texas (hereinafter called "Original Declaration"); and

WHEREAS, NASH PHILLIPS/COPUS, INC., a Texas Corporation (hereinafter called "Declarant"), is the owner of all of the Lots and Common Area within said Las Ventanas Townhomes as conveyed by Warranty Deed dated June 18, 1982, recorded in Volume 7781, Page 672, of the Deed Records of Travis County, Texas; and

WHEREAS, Declarant caused that certain Declaration of Covenants, Conditions and Restrictions of Las Ventanas (hereinafter called "Subsequent Declaration") to be filed on April 8, 1986, in Volume 9642, Page 0369, of the Deed Records of Travis County, Texas; and

WHEREAS, Declarant caused that certain First Amendment to Declaration of Covenants, Conditions and Restrictions of Las Ventanas to be filed on June 6, 1986, in Volume 9728, Page 0135, of the Deed Records of Travis County, Texas; and

WHEREAS, it is the desire of Declarant, as sole owner of the property described and restricted by said Original Declaration and said Subsequent Declaration to rescind the Original Declaration and to hereby ratify and reaffirm in its entirety the Subsequent Declaration, as amended, since the Subsequent Declaration correctly describes the Lots and Common Area as replatted and in order to obviate the confusion and duplication caused by two sets of restrictions;

NOW THEREFORE, in consideration of the premises, Declarant hereby rescinds the Original Declaration in its entirety, and ratifies the Subsequent

REAL PROPERTY RECORDS
Travis County, Texas

09859 0892



Declaration as recorded in Volume 9642, Page 0369, and as modified by amendment recorded in Volume 9728, Page 0135, both filed in the Deed Records of Travis County, Texas. Said Rescission shall have no effect on any other legal document filed of record other than described herein.

IN WITNESS WHEREOF, Declarant has caused this document to be executed this 14th day of July, 1986.

NASH PHILLIPS/COPUS, INC.

By: *Jack E. Davis*
JACK E. DAVIS

ATTEST:

Myranda
Asst. Secretary

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JACK E. DAVIS, 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 such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th day of July, A.D., 1986.

NOTARY SEAL

Lou Ann Hollis
Notary Public in and for
the State of Texas

My Commission expires:
4-9-89

RETURN TO:
SECURITY TITLE
901 S. MOPAC
#100
AUSTIN, 78746
ATTN. WADE BRINLEY

09859 0893

FILED
1986 SEP -3 PM 1:49
Louis Augustine
COUNTY CLERK
TRAVIS COUNTY, TEXAS

*Return to:
Security 21th*

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

SEP 3 1986

 *Louis Augustine*
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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