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AMEND 2005109594
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THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

AMENDMENT TO RESTRICTIVE COVENANT AGREEMENT
WITH JOINDER AND CONSENT

This Amendment to Restrictive Covenant Agreement with Joinder and Consent is entered into by REDBIRD INVESTORS, LTD. ("Declarant") and PAUL COX and SHIRLEY K. COX ("Owners") on this 19 day of May, 2005.

WITNESSETH:

WHEREAS, on or about January 28, 2005, Declarant conveyed to Owners the following described property located in Travis County, Texas:

Lot 114 of Block G, Cardinal Hills Subdivision, Unit 1, a subdivision in Travis County, Texas, according to the map or plat recorded in Book 16, Page 7 of the Plat Records of Travis County, Texas ("Lot 114").

WHEREAS, on or about April 15, 2005, Declarant executed a certain Restrictive Covenant Agreement (the "Restrictive Covenants"), which provided, among other matters, view easements, fence setbacks and fencing restrictions for lots owned by Declarant and Lot 114. Said Restrictive Covenants are recorded in Document No. 2005072259 of the Official Public Records of Travis County, Texas.

WHEREAS, Declarant desires to amend Section 1.03 of the Restrictive Covenant Agreement and Owners desire to join in and consent to said Restrictive Covenants as amended hereby and as it effects and benefits Lot 114.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, Declarant and Owners agree as follows:

1. Declarant hereby amends Section 1.03 of the Restrictive Covenants in its entirety to read as follows:

"1.03 Lots 114, 117 and 118. On Lot 118, no fence or structure may be erected within twenty-five (25) feet from the rear property line of Lot 118. On Lot 114, no fence or structure may be erected within twenty-five (25) feet of that portion of the Lot 114 side property line (boundary line) that is adjacent to/in common with the rear property line of Lot 118, as measured perpendicular to and from said common boundary line. On Lots 114 and 117, only open style fencing such as wrought iron or split rail fencing (but not privacy fencing) may be erected within ten (10) feet of the rear property line of Lot 117 and within ten (10) feet of that

portion of the Lot 114 side property line (boundary line) that is adjacent to/in common with the rear property line of Lot 117. It is the express intent of Declarant to provide a limited view corridor at the rear of Lots 117 and 118 and the side of Lot 114 that is adjacent to the rear of Lots 117 and 118 so that the view of the canyon will not be obstructed by privacy fences of the adjoining owners of Lots 114, 117 and 118.


2. Except as amended hereby, the Restrictive Covenants remain in full force and effect.

3. The Owners, by their signatures below, join in and consent to the Restrictive Covenants as amended hereby and declare that Lot 114 shall be held, sold and conveyed pursuant to the restrictions, covenants and conditions set forth in the Restrictive Covenants as amended hereby on the same terms as if Owners had joined Declarant in the execution of the Restrictive Covenants as amended hereby. The restrictions, covenants and conditions set forth in the Restrictive Covenants as amended hereby shall run with Lot 114 concurrent with the terms of that certain Declaration of Covenants, Conditions and Restrictions for The Canyons at Cardinal Hills, recorded in Document No. 2003288991 of the Official Public Records of Travis County, Texas ("Canyons at Cardinal Hills Restrictions") and shall terminate at the same time that the Canyons at Cardinal Hills Restrictions terminate.

DECLARANT:

REDBIRD INVESTORS, LTD.,
a Texas limited partnership

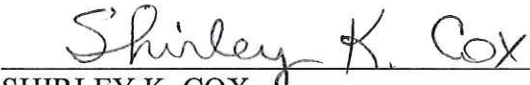
By: The Duncan Group, Inc.
its General Partner

By: 
Name: James A. Duncan
Title: President

OWNERS:



PAUL COX



SHIRLEY K. COX



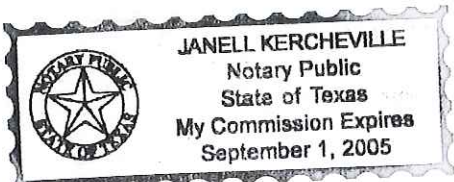


THE STATE OF TEXAS
COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James A. Duncan, President of The Duncan Group, Inc., known to me to be a General Partner of Redbird Investors, Ltd., a Texas limited partnership, and acknowledged to me that he executed the same as the act and deed of said limited partnership, for the purposes and consideration therein expressed, and in his capacity as a General Partner of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of June, 2005.



Janell Kercheville
Janell Ryden
Notary Public, State of Texas

My Commission Expires:

9/01/05
12/3/07

JANELL KERCHEVILLE
Janell Ryden
(Typed/Printed Name of Notary)

THE STATE OF TEXAS
COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared PAUL COX, 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 consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of _____, 2005



Janet H Ryden
Notary Public, State of Texas

My Commission Expires:

12/3/07

Janet H Ryden
(Typed/Printed Name of Notary)

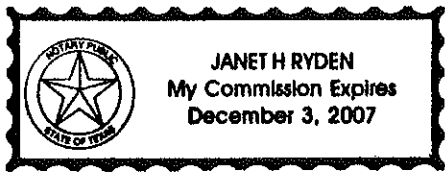
THE STATE OF TEXAS

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COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared SHIRLEY K. COX, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of _____, 2005



Janet H Ryden
Notary Public, State of Texas

My Commission Expires:

12/3/07

Janet H Ryden
(Typed/Printed Name of Notary)

After recording return to:

Redbird Investors, Ltd.
6601-A Bee Cave Rd.
Austin, TX 78734

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Jun 20 03:51 PM 2005109594

EVANSK \$20.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS