

6.29.1985 SSI

AMENDMENT TO COVENANTS, CONDITIONS AND DEED RESTRICTIONS

FOR

SIESTA SHORES SUBDIVISION, SECTION ONE

THE STATE OF TEXAS

COUNTY OF TRAVIS

AM 20-85 3635 * 7.00

03933503

WHEREAS, SIESTA SHORES, SECTION ONE, a subdivision consisting of 90.02 acres of land, more or less, out of the J. B. Miles Survey, A-643, J. Burlinson Survey, A-65 and the Beaty, Seale and Forwood Survey, A-46, Travis County, Texas, was created as shown and more fully described in a plat recorded in Book 11, Page 71, Plat Records of Travis County, Texas;

WHEREAS, Alfred Lehtonen and Marvin E. Bell imposed certain covenants, conditions and restrictions upon various lots in Siesta Shores, Section One, those covenants, conditions and restrictions being more fully described in an instrument dated September 10, 1963, recorded in Volume 2648, Page 174, Deed Records of Travis County, Texas (hereinafter sometimes referred to as "the instrument");

WHEREAS, in an election held on or about June 8, 1985, the lot owners ("the lot owners") in Siesta Shores, Section One, voted to change the aforesaid covenants, conditions and restrictions affecting the lot owners as provided in Paragraph XII of the instrument, the lot owners voting to change and amend Paragraph IV, Paragraph VIII and Paragraph XII of the instrument; and

WHEREAS, the lot owners also voted to allow the President of the Siesta Shores Property Owner's Association to execute any and all documents necessary to carry out the aforesaid approved changes in the covenants, conditions and restrictions on behalf of the lot owners of Siesta Shores, Section One;

NOW, THEREFORE, we, the current lot owners of Siesta Shores, Section One, a subdivision in Travis County, Texas, more fully described in the map or plat of said subdivision filed for record in Book 11, Page 71, Plat Records of Travis County, Texas, by and through the duly elected President of the Siesta Shores Property Owner's Association, Char Geist, do hereby agree that the instrument creating covenants, conditions and restrictions against the lots in Siesta Shores, Section One, the instrument being dated September 10, 1963, and being recorded in Volume 2648, Page 174, Deed Records of Travis County, Texas, shall be amended as follows:

1. Paragraph IV shall be deleted in its entirety and the following Paragraph shall be substituted in its place:

IV.

"All improvements shall be constructed in a neat and sightly manner with all plans and locations of improvements being first approved in writing by the Architectural Review Committee to be appointed from time to time by the Board of Directors of the Siesta Shores Property Owner's Association."

2. Paragraph VIII shall be deleted in its entirety and the following Paragraph shall be substituted in its place:

VIII.

"Those certain areas designated as 'North Park' and 'South Park' on the plat of Siesta Shores, Section One, recorded in Book Page 11, Page 71 of the Plat Records of Travis County, Texas, are hereby dedicated to the sole and exclusive use, benefit and enjoyment of the lot owners in Siesta Shores, Section One only, said

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Travis County, Texas

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AMEND
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areas to be used for boat launching, swimming, picnicing and other similar recreational activities; provided, however, that no structures of any type shall be erected on said areas or the shore line thereof. An association, either incorporated or unincorporated, to be called the Siesta Shores Property Owner's Association, shall be created to pay applicable taxes and to exercise control over the designated park areas for the common enjoyment and benefit of the aforesaid lot owners in accordance with the applicable restrictions. The Siesta Shores Property Owner's Association shall have the power to enforce restrictions and covenants applicable to Siesta Shores, Section One, on behalf of the lot owners."

3. Paragraph XII shall be deleted in its entirety and the following Paragraph shall be substituted in its place:

XII.

"On and after January 1, 1978, the foregoing conditions, restrictions, uses and covenants shall be automatically extended for successive periods of ten (10) years unless changes in whole or in part are approved by a vote of the majority of the then owners of lots in Siesta Shores, Section One, each lot entitled to one vote."

Except as amended herein above, the covenants, conditions and restrictions appearing in the instrument dated September 10, 1963, recorded in Volume 2648, Page 174, Deed Records of Travis County, Texas, shall remain in full force and effect until changed in whole or in part as provided in amended restriction Paragraph XII set forth hereinabove.

EXECUTED this 28TH day of JUNE, 1985.

SIESTA SHORES, SECTION ONE LOT OWNERS

By: [Signature]
Chet Geist, President of Siesta Shores Property Owner's Association as Agent and Attorney-in-Fact for Siesta Shores, Section One Lot Owners

THE STATE OF TEXAS I
 I
COUNTY OF TRAVIS I

This instrument was acknowledged before me on the 28TH day of JUNE, 1985, by Chet Geist, President of Siesta Shores Property Owner's Association, as Agent and Attorney-in-Fact on behalf of Siesta Shores, Section One Lot Owners.

My commission expires:
9/30/88

[Signature]
Print: CAROLYN M. GILBERT
Notary Public, State of Texas

NOTARY SEAL

After recording, return to:

Steven H. Sproull
LYNCH, CHAPPELL, ALLDAY & ALSUP
900 Littlefield Building
Austin, Texas 78701

Address of Siesta Shores Property Owner's Association:
Rt. 3, Box 849-F
Spicewood, Texas 78669

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FILED

JUN 28 4 13 PM '85

John P. ...
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the place indicated herein by me, and
was duly RECORDED, in the Volume and Page of the
index mentioned in Travis County, Texas, as

JUN 28 1985



John P. ...
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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