



**SIXTH AMENDMENT TO COVENANTS, CONDITIONS AND DEED RESTRICTIONS  
FOR  
SIESTA SHORES SUBDIVISION, SECTION ONE**

**THE STATE OF TEXAS §**

**COUNTY OF TRAVIS §**

**WHEREAS, SIESTA SHORES, SECTION ONE**, a subdivision consisting of 90.02 acres of land, more or less, out of the J. B. Milam Survey, A-643, J. Burluson 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, which covenants, conditions and restrictions were amended by (1) Amendment dated June 28<sup>th</sup>, 1985, recorded in volume 9231, page 813, Real Property Records of Travis County, Texas; and (2) Second Amendment dated September 17, 1992, recorded in Volume 11774, Page 0571, Real Property Records of Travis County, Texas; (3) Third Amendment dated effective November 2, 1994, recorded in Volume 12335, Page 692, Real Property Records of Travis County, Texas; and (4) consolidated in a Fourth Amendment filed May 12, 2000 under clerks file #2000073222 of the Official Records of Travis County, Texas; and (5) Fifth Amendment filed July 25, 2003 under clerks file#2003170666 of the Official Records of Travis County (herein collectively called Prior Covenants);

**WHEREAS**, a majority of the lot owners of SIESTA SHORES, SECTION ONE, voted to amend the Prior Covenants such amendment to be effective October 1st, 2017;

**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 thereof in Book 11, Page 71 of the Plat Records of Travis County, Texas, acting by and through the duly elected president of SIESTA SHORES PROPERTY OWNER'S ASSOCIATION do hereby amend the Prior Covenants as follows:

**Paragraph VIII, Section (e) VOTING RIGHTS AND RIGHTS TO ACCESS**, shall be deleted in its entirety and the following Paragraph shall be substituted in its place:

**e) VOTING RIGHTS AND RIGHTS TO ACCESS**

Siesta Shores Section II Owners and Siesta Shores Section II-A Owners that also live in a house in Siesta Shores Section II or Siesta Shores Section II-A shall be considered voting members of the Siesta Shores Property Owner's Association and shall be permitted to serve as board members of the Siesta Shores

Property Owner's Association and shall receive one (1) vote per Siesta Shores Section II or Siesta Shores Section II-A lot with a completed house. A completed house is defined as a house in Siesta Shores Section II or Siesta Shores Section II-A that is built in accordance with the Protective Restrictions and Covenants For Siesta Shores Section II Subdivision in Travis County, Texas as filed in Travis County on October 18<sup>th</sup>, 1989. Siesta Shores Section II Owners and Siesta Shores Section II-A Owners that qualify to be voting members of SSPOA that also have additional unimproved lots in Siesta Shores Section II and Siesta Shores Section II-A do not receive additional votes for their unimproved lots.

Siesta Shores Section II Owners and Siesta Shores Section II-A Owners shall not have any voting rights regarding matters affecting all lots or lot owners in Siesta Shores Section One, including but not limited to deed restrictions. Therefore the SSPOA member voting rights of Siesta Shores Section II and Siesta Shores Section II-A shall be limited to matters regarding the governance, maintenance, and improvement of the North Park and South Park.

Section II Owners and Section II-A Owners shall not acquire any property rights in the Parks other than the permanent right of access to the Parks upon the terms and conditions set forth herein and further provided that the right-of-way to the Parks granted herein to the Section II Owners shall be limited to the legal owners of the 41 approximately one-acre lots currently platted by Debco as Siesta Shores, Section II in Book 86, Page 10-D, Plat Records of Travis County, Texas, and access to the Parks by Section II Owners may not be increased in size or increased in number; and further provided that the right-of-way to the Parks granted herein to the Section II-A Owners shall be limited to the legal owners of the lots in the 7.72 acre tract referred to as Siesta Shores, Section II-A as recorded in Volume 7694, Page 453, Real Property Records, Travis County Texas and as recorded in Volume 8059, Page 416, Real Property Records, Travis County, Texas of which currently there are 3 approximately one-plus acre lots, of which the largest 5.315 acre lot might be further subdivided into two lots maximum; therefore the right-of-way to the Parks granted herein to the Section II-A Owners shall be limited to the legal owners of the possible 4 lots total, (i.e. No more than 4 keys could be issued to Section II-A Owners, one per lot), and access to the Parks by Section II-A Owners may not be increased (with exception to the possible subdivision of the 5.315 acre lot referred to above, only) even if the lots in Siesta Shores, Section II-A are further subdivided (with the exception of the 5.315 acre lot), decreased in size or increased in number; and

