

01-960404 04 JK

FILM CODE
00005785315

13
02

**SUPPLEMENTAL DECLARATION TO AMENDED DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR WESTMINSTER GLEN**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

WHEREAS, that certain written instrument entitled "Westminster Glen Declaration of Covenants, Conditions and Restrictions" (the "Original Declaration") was heretofore recorded on August 30, 1985 at Volume 9333, Page 874, of the Real Property Records of Travis County, Texas, impressing certain covenants and restrictions on Westminster Glen Phase I, a subdivision of record more particularly described by the plat thereof recorded at Book 85, Pages 101B-D and 102A, of the Plat Records of Travis County, Texas, and on an additional related tract of approximately 153 acres (the "Related Tract");

WHEREAS, that certain written instrument entitled "Amended Declaration of Covenants Conditions and Restrictions for Westminster Glen" (the Amended Declaration") was heretofore recorded on August 18, 1995 at Volume 12504, Page 1, of the Real Property Records of Travis County, Texas, impressing certain covenants and restrictions on Westminster Glen Phase I and on the Related Tract;

WHEREAS, a portion of Westminster Glen Phase I has heretofore been resubdivided as Westminster Glen Phase I-A, a subdivision of record more particularly described by the plat thereof recorded at Book 95, Pages 272-273, of the Plat Records of Travis County, Texas (Westminster Glen Phase I and Westminster Glen Phase I-A being referred to herein together as the "Property");

WHEREAS, that certain written instrument entitled "First Amendment to Amended and Original Declarations of Covenants Conditions and Restrictions for Westminster Glen" (the "First Amendment") was heretofore recorded on March 4, 1996, at Volume 12635, Page 1389, of the Real Property Records of Travis County, Texas, and said First Amendment released the Related Tract from the Original Declaration and the Amended Declaration;

WHEREAS, that certain written instrument entitled "Second Amendment to Amended Declaration of Covenants Conditions and Restrictions for Westminster Glen" (the "Second Amendment") was heretofore recorded on March 4, 1996, at Volume 12635, Page 1394, of the Real Property Records of Travis County, Texas, and said Second Amendment amended the Amended Declaration in certain respects (the Amended Declaration, the First Amendment and the Second Amendment being referred to herein collectively as the "Declaration");

WHEREAS, the Declaration applies to and binds the Property; contemplates and provides for the addition of land to the Property; reserves unto MaBe, Inc. (the "Declarant") the right to add other land to the Property; and reserves unto Declarant the right to alter the degree to and manner in which the restrictions and covenants in the Declaration apply to any such added property;

MaBe.amg\0818SuppDec.ckb

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13252 1023

WHEREAS, Declarant now owns Westminster Glen Phase I-B Lots 23, 24, 25, 26, 27 and 28, a subdivision of record more particularly described by the plat thereof recorded at Book 101, Pages 349-350, of the Plat Records of Travis County, Texas (the "Additional Property");

WHEREAS, Declarant desires to add the Additional Property to the Property described in the Declaration such that the Additional Property shall be bound by all of the covenants, restrictions and provisions of the Declaration except as otherwise set forth herein; and

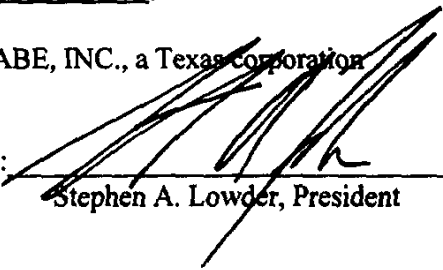
WHEREAS, Declarant is not required to obtain the consent of any party or entity to an addition of the Additional Property to the Property pursuant to the terms of the Declaration and in light of the fact that annexation of the Additional Property will not cause an increase in the Annual Maintenance Charges (as defined in the Declaration);

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Declarant, pursuant to the authority held by it under Section 8.21 of the Declaration, declares that (i) the Additional Property (as same is defined herein) is hereby added to and included as a part of the Property (as same is defined herein) for purposes of the Declaration, (ii) the Additional Property shall be subject to all of the covenants, restrictions and other provisions of the Declaration except as otherwise provided herein, (iii) the responsibilities of the Association (as defined in the Declaration) with respect to the operation, maintenance and repair, and provisions for the use and enjoyment, of such portions of the Additional Property constituting roads, utilities, common areas, and recreational amenities and the assessments applicable to those portions of the Additional Property constituting Lots (as defined in the Declaration) shall be the same as are applicable to the Property, and (iv) notwithstanding anything herein or in Section 3.03(b) of the Declaration to the contrary, all Dwelling Units (as defined in the Declaration) within the Additional Property shall have a floor area of not less than three thousand (3,000) square feet, exclusive of porches (open and closed), patios, garages, balconies and decks.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of this the 2^o day of August, 1998.

DECLARANT:

MABE, INC., a Texas corporation

By: 
Stephen A. Lowder, President

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13252 1024

STATE OF TEXAS §

COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by Stephen A. Lowder, as President of MaBe, Inc., a Texas corporation, on behalf of said corporation.



Mary Alice Cook
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
ATTN: SHARON KELLER
STEWART TITLE
P. O. BOX 1806
AUSTIN, TX 78767

FILED
98 AUG 21 PM 4: 01
DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Unofficial Copy

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

AUG 21 1998



REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13252 1025