

281 CANYON

SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MOUNTAIN LODGE UNIT-5A1
SAN ANTONIO, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOUNTAIN LODGE UNIT 5A1 (the "Supplemental Declaration") is made this 27th day of May, 2003, by 281 Canyon Partners, Ltd., a Texas limited partnership (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of the real property (the "Neighborhood") described on Exhibit A, attached hereto and made a part hereof for all purposes; and

WHEREAS, Declarant has heretofore subjected certain land (the "Land"), of which the Neighborhood is a part, to certain covenants, conditions, restrictions, easements, charges and liens set forth in the Master Declaration of Covenants, Conditions and Restrictions for 281 East Land (the "Declaration") filed with the County Clerk of Bexar County in Volume 8202, Page 0524, in the Official Public Records of Real Estate of Bexar County, Texas; and

WHEREAS, Declarant deems it desirable to impose certain additional covenants, conditions, and restrictions upon the Neighborhood as provided for under the Declaration.

NOW, THEREFORE, Declarant declares that the Neighborhood is and shall be held, transferred, sold, conveyed, used and occupied subject to the following covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "Supplemental Covenants and Restrictions") hereinafter set forth.

ARTICLE I

DEFINITIONS

Terms used in this Supplemental Declaration with initial capital letters that are not otherwise defined herein shall have the meanings given to them in the Declaration.

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ARTICLE II
NEIGHBORHOOD

The Neighborhood is also a Neighborhood under the Declaration. The name of the Neighborhood is Fairway Bridge Phase Two.

ARTICLE III
USE OF PROPERTIES AND LOTS - PROTECTIVE COVENANTS

The Properties and each Lot situated thereon shall be constructed, developed, occupied and used as follows:

3.1 Setback Requirements. All front, side, and rear setbacks from Lot lines, shall meet the requirements of all applicable codes and ordinances of the City of San Antonio and, subject to the provisions of Section 3.6 with respect to the permitted location of garages, shall meet the following requirements:

<u>Side Yard</u>	<u>Front Yard</u>	<u>Rear Yard</u>
5'	20'	15'

3.2 Minimum Floor Space. Each dwelling constructed on any Lot in the Neighborhood shall contain a minimum of one thousand seven hundred (1,700) square feet of air conditioned floor area, exclusive of porches, garages, or breezeways attached to the main dwelling.

3.3 Construction Requirements. Except as provided below, at least seventy-five percent (75%) of the surface of the first floor exterior wall area (excluding windows and doors) below the plate line of all residential dwellings shall be constructed of stucco, brick veneer, or stone material listed in the Architectural Guidelines.

3.4 Roofing Material. The exposed roofing material shall be asphalt or composition type shingles with at least a twenty-five (25) year warranty. All roofing material shall have the explicit, itemized approval of the New Construction Committee for each structure constructed on a Lot in the Neighborhood. The roof pitch of any structure shall have the explicit, itemized approval of the New Construction Committee.

3.5 Exterior Paint and Stain Colors. Exterior paint and stain colors may be limited to those listed in the Architectural Guidelines, and shall have the explicit, itemized approval of the New Construction Committee.

3.6 Garages and Driveways. Each dwelling erected on any Lot shall provide garage space for a minimum of two (2) conventional automobiles. Front entry and rear detached garages are permitted. Any garage located a minimum of sixty-five (65) feet behind the front property line of the Lot may be located no nearer than three (3) feet from the side property line of the Lot. Any garage may be located no nearer than ten (10) feet from the rear property line of the Lot. All driveways must accommodate two (2) conventional automobiles in front of the garage for off-street parking, and shall be constructed of concrete with at least a brushed finish.

3.7 Fences. All fences for any dwelling shall be constructed of metal, masonry, or wood (and if constructed of wood, shall have slats at least 1" x 4" in size). No spruce, pine, dog-ears, or pickets are permitted.

3.8 Street Lights. Maintenance of street lights shall be the responsibility of the Association. Each Owner of the below enumerated Lots shall be financially responsible for the installation of photoelectric cell, of a make and model approved by the New Construction Committee, automatically turning on the street light at dusk and turning it off at dawn. Prior to completion of construction of a principal residence on each Lot herein designated, the Owner of said Lot shall cause to be erected and maintained a light fixture, provided by the Association at the Association's expense, at the front Lot line, or, at the direction of the New Construction Committee, within the Common Area, at such point as the New Construction Committee may designate. Each such light fixture shall be of a design, size, material, color, and lighting specification approved by the New Construction Committee, and which shall not be altered or changed without the approval of the New Construction Committee. Such lights and fixtures shall be repaired and maintained by the Association at the expense of the Association. Each designated Lot and adjoining Lot shall be subject to an easement of access and use for the placement, repair and maintenance of such light fixtures. The following Lots and the Owners thereof are responsible for such light fixtures:

<u>LOTS</u>	<u>BLOCK</u>
1	7
48	7

Owners of each of these Lots shall pay monthly electric expenses, but may deduct \$5.00 a month from their homeowners association assessments.

ARTICLE IV

APPROVALS AND VARIANCES

4.1 Required Approval. No building, structure, paving, pools, fencing, hot tubs or improvement of any nature shall be erected, placed or altered on any Lot unless the approvals required by the Declaration have been obtained from the New Construction Committee.

4.2 Variations. Upon submission of a written request for same, the New Construction Committee may, from time to time, in its sole discretion, permit any Owner to construct, erect, or install improvements which are in variance from this Supplemental Declaration or the Architectural Guidelines. In any such case, variances shall be in basic conformity with and shall blend effectively with the overall quality, general architectural style and design of the community. No member of the New Construction Committee shall be liable to any Owner for any claims, cause of action, or damages arising out of the grant of, or the refusal to grant, any variance to an Owner. Each request for a variance submitted hereunder shall be reviewed separately and apart from other such requests and the granting of a variance to any Owner shall not constitute a waiver of the New Construction Committee's right to strictly enforce this Supplemental Declaration against any other Owner.

4.3 No Liability. Neither Declarant, the Association, the Committee, any Modifications Committee, any Neighborhood Association, the Board of Directors, nor the officers, directors, members, employees or agents of any of them, shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every Person who submits plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Association, the Committee, any Modifications Committee, any Neighborhood Association, the Board of Directors, or the officers, directors, members, employees or agents of any of them, to recover any such damages and hereby releases, remises, and quitclaims all claims, demands and causes of action arising out of or in connection with any actual or alleged mistake of judgment, negligence or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of action not known at the time the release is given. Approval of plans and specifications by the Committee or any Modifications Committee is not approval thereof for engineering or structural design or adequacy of materials. By approving such plans and specifications neither the Committee, any Modifications Committee, the members of either, the Declarant, the Association, any Neighborhood Association, nor the Board of Directors assumes liability or responsibility for safety or adequacy of design, nor for any defect to any structure constructed from such plans and specifications.

ARTICLE V

GENERAL PROVISIONS

5.1 Duration. The Supplemental Covenants and Restrictions of this Supplemental Declaration shall run with and bind the Neighborhood, and shall inure to the benefit of and be enforceable by Declarant, the Association, and (upon compliance with Section 5.3 hereof) each Owner of a Lot in the Neighborhood, and each of their respective successors and assigns. This Supplemental Declaration shall be effective for an initial term of thirty-five (35) years from the date that this Supplemental Declaration is recorded in the Official Public Records of Real Property of Bexar County, Texas, after which time such Covenants and Restrictions shall be automatically

extended for successive periods of ten (10) years unless, at least one (1) year prior to the expiration of the then current term, an instrument terminating this Supplemental Declaration is signed by Owners of at least seventy percent (70%) of the Lots in the Neighborhood, and is recorded in the Official Public Records of Real Property of Bexar County, Texas.

5.2 Amendments. Notwithstanding Section 5.1 of this Article, this Supplemental Declaration may be amended and/or changed upon the express written consent of the Owners of at least seventy percent (70%) of the Lots in the Neighborhood. Any and all amendments of this Supplemental Declaration shall be recorded in the Official Public Records of Real Property of Bexar County, Texas. Notwithstanding the foregoing, until such time as Developer no longer owns any Property impacted by the Declaration, no amendment of this Supplemental Declaration may be made without the joinder of Declarant which would negatively and materially impact the values of homes in the Neighborhood.


5.3 Enforcement. These Supplemental Covenants and Restrictions may be enforced by Declarant and the Association against any Person or Persons violating or attempting to violate them, by any proceeding at law or in equity, including, without limitation, through actions to enjoin violations, to recover damages, or to enforce any lien created by these covenants. The failure by Declarant or the Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. If an Owner of a Lot in the Neighborhood believes that these Covenants and Restrictions have been violated, such Owner (the "Notifying Owner") may deliver written notice thereof to the Board of Directors identifying the violation and the Person violating the Supplemental Covenants and Restrictions and requesting the enforcement thereof. If, within ninety (90) days after receiving such notice and request, the Board of Directors fails or refuses to commence to enforce these Supplemental Covenants and Restrictions against the Person identified in such written notice as violating them, the Notifying Owner shall have a private right to enforce the Supplemental Covenants and Restrictions so violated against the Person identified as the violator thereof in the written notice to the Board of Directors.

5.4 Conflict with Declaration. If any provision of this Supplemental Declaration conflicts with a provision in the Declaration pertaining to the same subject, the provision that is more restrictive, or that contains the more stringent requirement, shall control.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of the date set forth in the first paragraph of this Supplemental Declaration.

281 CANYON PARTNERS, LTD., a Texas limited partnership

By: Thompson Realty Investment Corporation,
its general partner

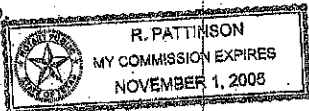
By: 
W. T. Field, President

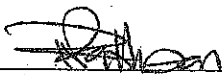
THE STATE OF TEXAS

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§

COUNTY OF DALLAS

This instrument was acknowledged before me on the 27th day of May, 2003, by W. T. Field, President of Thompson Realty Investment Corporation, the sole general partner of 281 Canyon Partners, Ltd., a Texas limited partnership, on behalf of said partnership.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

281 Canyon Partners, Ltd.
2505 N. Plano Road, Suite 3000
Richardson, Texas 75082

EXHIBIT A

FIELD NOTES

FOR



A 13.36 acre, or 582,089 square feet more or less, tract of land being out of the 522.6 acre tract of land described in deed recorded in Volume 7916, Pages 115-1127 of the Official Public Records of Real Property of Bexar County, Texas, out of the B. Staffel Survey No. 2, Abstract 946, County Block 4925, Bexar County, Texas. Said 13.36 acres being more particularly described by metes and bounds as follows;

- BEGINNING:** At a set ½" iron rod with a yellow cap marked "Pape-Dawson", said point being the south corner of Lot 83, Block 6 of the Mountain Lodge Unit 7 Planned Unit Development Subdivision recorded in Volume 9553, Pages 128-133 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 32°18'42" E, along and with the east line of said Lot 83, at a distance of 105.24 feet passing the northeast corner of Lot 83, and continuing along and with the east line of Fairway Bridge, a 50-foot private street also known as Lot 1, Block 1, recorded in said Mountain Lodge Unit 7 Planned Unit Development Subdivision, for a total distance of 155.24 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point on curve of a non-tangent curve to the right;
- THENCE:** Northwesterly, along said curve, along and with the northeast line of said Fairway Bridge, said curve having a radial bearing of N 32°16'35"E, a radius of 40.00 feet, a central angle of 27°15'58", a chord bearing and distance of N 44°03'19" W, 18.86 feet, for an arc distance of 19.04 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a point on a non-tangent curve to the left;
- THENCE:** Northwesterly, along said curve, continuing with the said northeast line of Fairway Bridge, having a radial bearing of S 59°34'39" W, a radius of 50.00 feet, a central angle of 02°33'49", a chord bearing and distance of N 31°42'15" W, 2.24 feet, for an arc distance of 2.24 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the south corner of Lot 24, Block 2 of said Mountain Lodge Unit 7 P.U.D. Subdivision;
- THENCE:** N 31°31'21" E, along and with the east line of said Lot 24, a distance of 134.59 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE:** S 74°27'11" E, departing the east line of said Block 2, and said Mountain Lodge Unit 7 Subdivision, a distance of 395.62 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE:** N 88°54'57" E, a distance of 208.17 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE:** S 01°05'03" E, a distance of 180.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE:** S 88°54'57" W, a distance of 4.15 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

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PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

- THENCE: S 01°05'03" E, a distance of 130.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 88°54'57" E, a distance of 22.08 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: S 54°51'30" E, a distance of 447.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 41°10'33" E, a distance of 64.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: S 48°49'27" E, a distance of 120.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 41°10'33" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: S 49°01'46" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: S 48°49'27" E, a distance of 158.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the rear line of Lot 28 of the Oaklands Subdivision recorded in Volume 9530, Pages 151-155 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 41°10'33" W, along and with the west line said Oaklands Subdivision, a distance of 592.59 feet to a found ½" pipe an angle point of said 522.6 acre tract on the east line of Lot 200 of the Champions Equestrian Center Subdivision recorded in Volume 9523, Pages 66-68 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 17°41'11" W, departing the west line of said Oaklands Subdivision, a distance of 331.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 54°51'30" W, a distance of 1,160.43 feet to the POINT OF BEGINNING, and containing 13.36 acres in Bexar County, Texas. Said tract acres being described in accordance with an on the ground field survey and a map or plat prepared by Pape-Dawson Engineers.

PREPARED BY: PAPE DAWSON ENGINEERS INC.
 DATE: May 22, 2003
 JOB No.: 9133-03
 FILE: N:\Survey\03\92009133-03\FIELDNOTES.doc

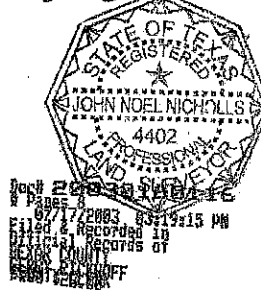
[Handwritten Signature]
 5-22-2003

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on

JUL 17 2003



[Handwritten Signature]
 COUNTY CLERK BEXAR COUNTY, TEXAS



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