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THE STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That Venture Development Company, a Partnership composed of Canfield Land Company, Inc., Cummings Land Company, Inc. and Gaylord Land Company, Inc., each such corporation having its principal place of business in Houston, Harris County, Texas, and Smith Land Company, Inc., having its principal place of business in Austin, Travis County, Texas, each a Texas corporation, being all of the Partners in Venture Development Company (hereinafter called the "Developer"), being the owner of all of that certain tract of land situated in Travis County, Texas, and known as Point Venture, Section Three-1 according to the plat of said subdivision recorded in the Office of the County Clerk of Travis County, Texas, on the 27th day of March, 1972, after having been approved as provided by law, and being recorded in Volume 58 Page 48 of the Plat Records of Travis County, Texas, to which plat and the record thereof reference is here made for a full and particular description of said land; and the Developer desiring to create and carry out a uniform plan and scheme for the improvement, development and sale of property in said Point Venture, Section Three-1 (herein referred to as "the Subdivision"), does hereby adopt, establish, promulgate and impress the following Reservations, Restrictions and Covenants, which shall be and are hereby made applicable to the Subdivisions:

I.
GENERAL PROVISIONS

Applicability

1. Each Contract, Deed or Deed of Trust which may be hereafter executed with respect to any property in the Subdivision shall be deemed and held to have been executed, delivered and accepted subject to all of the provisions of this instrument, including, without limitation, the Reservations, Restrictions and Covenants herein set forth, regardless of whether or not any of such provisions are set forth in said Contract, Deed or Deed of Trust, and whether or not referred to in any such instrument.

Dedication

2. The streets and roads shown on said recorded plats are dedicated to the use of the public. The utility easements shown thereon are dedicated subject to the reservations hereinafter set forth.

Reservations

3.a. No interest in the oil, gas, or other minerals in, on or under the Property will be conveyed by Developer; all interest in the same being expressly reserved by Developer.

b. The utility easements shown on the recorded plats are dedicated with the reservation that such utility easements are for the use and benefit of any public utility operating in Travis County, Texas, as well as for the benefit of the Developer and the property owners in the Subdivision to allow for the construction, repair, maintenance and operation of a system or systems of electric light and power, telephone lines, gas, water, sanitary sewers, storm

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sewers and any other utility or service which the Developer may find necessary or proper.

c. The title conveyed to any property in the Subdivision shall not be held or construed to include the title to the water, gas, electricity, telephone, storm sewer or sanitary sewer lines, poles, pipes, conduits or other appurtenances or facilities constructed by the Developer or public utility companies upon, under, along, across or through such public utility easements; and the right (but no obligation) to construct, maintain, repair and operate such systems, utilities, appurtenances and facilities is reserved to the Developer, its successors and assigns.

d. The right to sell or lease such lines, utilities, appurtenances or other facilities to any municipality, governmental agency, public service corporation or other party is hereby expressly reserved to the Developer.

e. The Developer reserves the right to make minor changes in and minor additions to such utility easements for the purpose of more efficiently serving the Subdivision or any property therein.

f. Neither the Developer, nor its successors or assigns, using said utility easements shall be liable for any damage done by any of such parties or any of their agents or employees to shrubbery, trees, flowers or other property of the land owner situated on the land covered by said utility easements.

g. The Developer reserves the right to construct one or more esplanades in the areas where esplanades are shown on the recorded plat. The Developer further reserves the right to improve, landscape, alter, modify and eliminate any one or more of such esplanades (or reinstall one or more of such esplanades) at any time, and from time to time, hereafter.

h. The Developer reserves the right at any time, and from time to time, hereafter to promulgate and impose restrictions (as well as vary and amend any such restrictions) as to all or any portion of the unplatted, reserve or unrestricted areas of the Subdivision identified on the aforesaid plat. Any such action by the Developer shall not, in order to be fully binding, require the joinder of any other person, whether such person be an owner of property in the Subdivision, a lienholder, a mortgagee, a Deed of Trust beneficiary or any other person.

Duration

4. The provisions hereof, including the Reservations, Restrictions and Covenants herein set forth, shall run with the land and shall be binding upon the Developer, its successors and assigns, and all persons or parties claiming under it or them for a period of thirty-five (35) years from the date hereof, at which time all of such provisions shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of any such period of thirty-five (35) years or ten (10) years, the then owners of a majority of lots in the Subdivision shall have executed and recorded an instrument changing the provisions hereof, in whole or in part, the provisions of said instrument to become operative at the expiration of the particular period in which such instrument is executed and recorded, whether such particular period be the aforesaid thirty-five (35) year period or any successive ten (10) year period thereafter.

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Enforcement

5. In the event of any violation or attempted violation of any of the provisions hereof, including any of the Reservations, Restrictions or Covenants herein contained, enforcement shall be authorized by any proceedings at law or in equity against any person or persons violating or attempting to violate any of such provisions, including proceedings to restrain or prevent such violation or attempted violation by injunction, whether prohibitive in nature or mandatory in commanding compliance with such provisions; and it shall not be a prerequisite to the granting of any such injunction to show inadequacy of legal remedy or irreparable harm. Likewise, any person entitled to enforce the provisions hereof may recover such damages as such person has sustained by reason of the violation of such provisions. It shall be lawful for the Developer or for any person or persons owning property in the Subdivision (or in any other Section of Point Venture) to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of such provisions.

Partial Invalidity

6. In the event that any portion of the provisions hereof shall become or be held invalid, whether by reason of abandonment, waiver, estoppel, judicial decision or otherwise, such partial invalidity shall not affect, alter or impair any other provision hereof which was not thereby held invalid; and such other provisions, including Restrictions, Reservations and Covenants shall remain in full force and effect, binding in accordance with their terms.

Effect of Violations on Mortgages

7. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any Mortgage or Deed of Trust presently or hereafter placed of record or otherwise affect the rights of the Mortgagee under any such Mortgage, holder of any such lien or beneficiary of any such Deed of Trust; and any such Mortgage, lien or Deed of Trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained including said Reservations, Restrictions and Covenants.

II.

ARCHITECTURAL CONTROL

Basic Rule

1. No building or other improvement of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or any addition made thereto or exterior alteration made therein after original construction, on any property in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) of the construction plans and specifications and a plat showing the location of such building or other improvements. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality of materials; harmony of external design and existing and proposed structures and location with respect to topography and finished grade elevation.

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Architectural
Control Authority

2.a. The authority to grant or withhold architectural control approval as referred to above is vested in the Developer; except, however, that such authority of the Developer shall cease and terminate upon the election of the Point Venture Architectural Control Committee, in which event such authority shall be vested in and exercised by the Point Venture Architectural Control Committee (as provided in b. below), hereinafter referred to, except as to plans and specifications and plats theretofore submitted to the Developer which shall continue to exercise such authority over all such plans, specifications and plats.

b. At such time as 75% of the lots in the Subdivision and in all other Sections of Point Venture (as heretofore or hereafter platted, from time to time) shall have been sold by the Developer, then the Developer shall cause a Statement of such circumstances to be placed of record in the Deed Records of Travis County, Texas. Thereupon, the lot owners in Point Venture may by vote, as hereinafter provided, elect a committee of five (5) members to be known as the Point Venture Architectural Control Committee (herein referred to as the "Committee"). Each member of the Committee must be an owner of property in some Section of Point Venture. Each lot owner shall be entitled to one (1) vote for each whole lot or building site owned by that owner. In the case of any building site composed of more than one (1) whole lot, such building site owner shall be entitled to one (1) vote for each whole lot contained within such building site.

The Developer shall be obligated to arrange for the holding of such election within sixty (60) days following the filing of the aforesaid Statement by the Developer in the Deed Records of Travis County, Texas, and give notice of the time and place of such election (which shall be in Travis County, Texas) not less than five (5) days prior to the holding thereof. Nothing herein shall be interpreted to require that the Developer actually file any such Statement so long as it has not subdivided and sold the entirety of the property, nor to affect the time at which the Developer might take such action if, in fact, the Developer does take such action.

The results of each such election shall promptly be determined on the basis of the majority of those owners then voting in such election.

After the first such election shall have been held, thereafter the Committee shall be obligated to arrange for elections (in the manner and after notice as set forth above) for the removal and/or replacement of Committee members when so requested in writing by thirty (30) or more lot owners in the Subdivision. Members of the Committee may, at any time, be relieved of their position and substitute members therefor designated by vote as set forth above.

Upon the death, resignation, refusal or inability of any member of the Committee to serve, the remaining members of the Committee shall fill the vacancy by appointment, pending an election as hereinabove provided for.

Effect of
Inaction

3. Approval or disapproval as to architectural control matters as set forth in the preceding provisions shall be in writing. In the event that the authority exercising the prerogative of approval

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or disapproval (whether the Developer or the Committee) fails to approve or disapprove in writing any plans and specifications and plat submitted to it in thirty (30) days following such submission, such plans and specifications and plat shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plat and all of the other terms and provisions hereof.

Effect of
Approval

4. The granting of the aforesaid approval shall constitute only an expression of opinion, whether by the Developer or the Committee, that the terms and provisions hereof shall be complied with if the building and/or other improvements are erected in accordance with said plans and specifications and plat; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approvals or any other person in the event that such building and/or improvements are not constructed in accordance with such plans and specifications and plat. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of the good faith exercise thereof. Exercise of any such prerogative by one (1) or more members of the Committee in their capacity as such shall not constitute action by the Developer after the election of such Committee members, notwithstanding that any such Committee member may be a Director of the Developer.

III.

DESIGNATION OF TYPES OF LOTS

1. All lots in the Subdivision as shown on the recorded plat as Lots 463 thru 553, inclusive, are hereby designated as "View Lots".

2. All lots in the Subdivision as shown on the recorded plat as Lots 554 thru 570, inclusive, are hereby designated as "Cluster Cottage Lots".

3. The "General Restrictions" set forth in IV. below shall be applicable to all types of lots in the Subdivision hereinabove enumerated and designated. The "Special Restrictions" set forth in V. below shall, in addition to the General Restrictions, apply to the particular type of lots in the Subdivision so indicated.

IV.

GENERAL RESTRICTIONS

1. None of the lots or the improvements thereon shall be used for anything other than single-family, private residential purposes. After the construction of such residences, it is understood that there may also be constructed a garage, servants' quarters and/or guest's quarters, so long as the same are connected (by covered breezeway or otherwise) with, and used in conjunction with such single-family, private residence. For purposes of this instrument, the word "lot" shall not be deemed to include any portion of the following areas shown on the recorded plat: the golf course, any esplanade, the club area, and any unrestricted or reserve areas shown on the plat.

2. The living area of the main residential structure (exclusive of porches, whether open or screened, garage or other car parking facility, terraces, driveways and servants' quarters) shall be not less than the following respective amounts for each of the designated particular types of lots:

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View Lots: 1,200 sq. ft. for a one-story building;
1,500 sq. ft. for a two-story building; and

Cluster Cottage Lots: 800 sq. ft.

3.a. No building shall be located on any lot nearer to the front street line or nearer to the street side line than the minimum building set-back lines shown on the aforesaid plat (designated thereon as "Bldg. line"). Subject to the provisions of Paragraph 4., no building shall be located nearer than seven and one-half (7-1/2) feet to an interior side lot line. For the purpose of this covenant, eaves, steps and unroofed terraces shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot. Variations from these requirements as to building location may be granted by the Architectural Control Authority if the above requirements are not feasible, considering the terrain of the lot.

b. No structure shall be placed on any lot which (by reason of high walls or fences, excessive height, specially peaked roof design, etc.) unreasonably will obscure the view of Lake Travis from a dwelling located or reasonably to be located upon an abutting lot (and, for this purpose "abutting lot" includes a lot separated only by a street). The decision of the Architectural Control Authority in this matter shall be final.

4.a. Any owner of one or more adjoining lots (or portions thereof) may consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case side set-back lines shall be measured from the resulting side property lines rather than from the lot lines as indicated on the recorded plat. Any such composite building site must have a frontage at the building set-back line of not less than the minimum frontage of lots in the same block. Any such composite building site (or building site resulting from the remainder of one or more lots having been consolidated into a composite building site) must be of not less than nine thousand (9,000) square feet in area (Cluster Cottage Lots excepted - See Special Restrictions V.) and this shall supersede any contrary provision in the Subdivision plat. Any modification of a building site (changing such building site from either a single lot building site or from a multiple whole lot building site), whether as to size or configuration, may be made only with the prior written approval of the Developer until the Committee is selected and thereafter, only with the prior written approval of the Committee. Upon any such required approval having been obtained, such composite building site shall thereupon be regarded as a "lot" for all purposes hereunder, however, that for purposes of voting for the Committee (as provided under Paragraph II. 2.b. above), an owner shall be entitled to one (1) vote for each whole lot within such owner's building site.

b. Cluster Cottage Lots may have buildings nearer than seven and one-half (7-1/2) feet to an interior side lot line, subject to prior written approval of the Developer until the Committee is selected and thereafter, only with the prior written approval of the Committee. (See Special Restrictions V)

5. All lots in the Subdivision shall be used only for single-family residential purposes. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood. No lot in the Subdivision shall be used for any commercial, business or professional purpose nor for church purposes. The renting or leasing of any improvements thereon or portion thereof, without the prior written consent of Developer, is prohibited. No house trailer, camper trailer, camper vehicle or motor vehicle (or portion thereof) shall be lived in on any lot.

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6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, except, however, that a garage may contain living quarters for bona fide servants and except also that a field office, as hereinafter provided may be established.

Until the Developer has sold all other lots in Point Venture (and during the progress of construction of residences in the Subdivision), a temporary field office for sales and related purposes may be located and maintained by the Developer (and/or its sales agents). The location of such field office may be changed, from time to time, as lots are sold. The Developer's right to maintain such field office (or permit such field office to be maintained) shall cease when all lots in Point Venture, except the lot upon which such field office is located, have been sold.

7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other common household pets may be kept as household pets provided they are not kept, bred or maintained for commercial purposes and provided they do not constitute a nuisance and do not, in the sole judgment of the Developer constitute a danger or potential or actual disruption of other lot owners, their families or guests.

8. Where a wall, fence, planter or hedge is not specifically prohibited under the Special Restrictions set forth in V. below, the following (as to any permitted wall, fence, planter or hedge) shall apply: No wall, fence, planter or hedge in excess of two (2) feet high shall be erected or maintained nearer to the front lot line than the front building set-back line, nor on corner lots nearer to the side lot line than the building set-back line parallel to the side street. No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six (6) feet high. (Cluster Cottage Lots excepted - see Special Restrictions V)

No object or thing which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways within the triangular area formed by intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines (or extensions thereof) shall be placed, planted or permitted to remain on corner lots.

9. The drying of clothes in public view is prohibited, and the owners or occupants of any lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the lot is visible to the public, shall construct and maintain a drying yard or other suitable enclosure to screen drying clothes from public view.

10. All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupants of all lots shall keep all weeds and grass thereon cut and shall in no event use any lot for storage of material or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon. Any incinerator or other equipment for the storage or disposal of such material shall be kept in a clean, sanitary and sightly condition. During the construction of improvements no trash shall be burned on any

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lot except in a safe manner, and, unless so burned, shall be removed by the lot owner. Boats, trailers and other parked vehicles are to be stored in a location no closer to the street than the front building set-back line, or in the case of a corner lot the side building line facing the street.

In the event of default on the part of the owner or occupant of any lot in observing the above requirements or any of them, such default continuing after ten (10) days written notice thereof, the Developer (until the Committee is selected, and thereafter, the Committee) may, without liability to the owner or occupant in trespass or otherwise, enter upon (or authorize one or more others to enter upon) said lot, and cause to be cut, such weeds and grass, and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful and sanitary condition, and may charge the owner or occupant of such lot for the reasonable cost of such work and associated materials. The owner or occupant, as the case may be, agrees by purchase or occupation of the property to pay such statement immediately upon receipt thereof; however, the payment of such charge is not secured by any nature of lien on the property.

11. Before initial residential occupancy, no sign, advertisement, billboard or advertising structure of any kind may be erected or maintained on any lot in the Subdivision without the prior approval of the Developer; and any such approval which is granted by the Developer may be withdrawn at any time by the Developer, in which event, the party granted such permission shall, within the period designated by the Developer (which in no event shall be less than five (5) days), thereupon remove same. After initial residential occupancy of improvements on any particular lot in the Subdivision, no sign, advertisement, billboard or advertising structure of any kind other than a normal for-sale sign approved by the Developer as to design, not exceeding two feet by three feet (2' x 3') erected on a post in the ground, and applicable to such lot alone, may be erected or maintained on such lot.

The Developer until the Committee is selected, and thereafter the Committee, shall have the right to remove and dispose of any such prohibited sign, advertisement, billboard, or advertising structure which is placed on any lot, and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal nor in any way be liable for any accounting or other claim by reason of the disposition thereof.

12. The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot.

13. No lot or other portion of Point Venture shall be used or permitted for hunting or for the discharge of any pistol, rifle, shotgun, or any other firearm, or any bow and arrow or any other device capable of killing or injuring.

14. No outside toilets will be permitted, and no installation of any type of device for disposal of sewage shall be allowed which would result in raw or untreated or unsanitary sewage being carried into any water body. No septic tank or other means of sewage disposal may be installed unless approved by the proper governmental authorities having jurisdiction with respect thereto and the Developer.

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15. No oil drilling, oil development operations, oil refining, or mining operations of any kind shall be permitted upon any lot, nor shall any wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas, shall be erected, maintained or permitted on any building site. At no time shall the drilling, usage or operation of any water well be permitted on any lot.

16. Drainage structures under private driveways shall always have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

17. All property owners, members of their families and their guests, shall have the right of ingress and egress to the lake through the park areas as shown on the Point Venture Section Two Subdivision plat. Such right shall extend to and include the owners of lots within Section Three-1 of the Point Venture Subdivision as well as subsequent sections developed by the Developer from lands contiguous to or in the vicinity of the said Point Venture Subdivision. All parks and improvements shall be available for use by such property owners, their families and guests, at their own risk. When 75 % of the lots in all sections of Point Venture Subdivision have been sold, or sooner at the election of the Developer, Developer may transfer title to all parks and other community areas to the Venture Yacht and Country Club or other civic organization active in the area, after which the operation of and maintenance and payment of taxes on such parks and other community areas shall be the responsibility of such transferee.

18. The Developers or any person, firm or corporation operating the golf course in the Subdivision shall not be held liable for any damages to any lot owner, their guests, or their heirs, administrators or assigns resulting from operation of said golf course.

19. The property included in the Subdivision is subject to all easements of record, and especially to include those certain easements in favor of Lower Colorado River Authority of record in Vol. 587, page 440, Vol. 601, page 536, Vol. 676, page 428, and Vol. 678, page 127 of the Travis County Deed Records, to which easements and their record thereof reference is hereby made for all purposes. The property is also subject to that certain Oil and Gas Lease, dated January 6, 1957, as recorded in Volume 3245, page 1722, Deed Records of Travis County, Texas.

20. Where underground utility services shall be available for said lots, no above surface utility wires will be installed outside of any structure. Underground utility service lines shall extend through and under said lots in order to serve any structure thereon, and the area above said underground lines and extending 2-1/2 feet to each side of said underground line shall be subject to excavation, refilling and ingress and egress for the installation, inspection, repair, replacing and removing of said underground facilities by such utility company; and owners of said lots shall ascertain the location of said lines and keep the area over the route of said lines free of excavation and clear of structures, trees or other obstructions.

V.

SPECIAL RESTRICTIONS

1. In addition to the General Restrictions set forth in IV. above, the following restrictions shall apply:

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a. No pier, dock, or other structure shall be permitted without prior approval of the Architectural Control Authority as set forth in II. above.

b. Any garage must be attached to the main residence and must be not nearer to the lake shore than the main residence itself.

2. In addition to the General Restrictions set forth in IV. above, the following restrictions shall apply to Cluster Cottage Lots:

a. No wall, fence, planter hedge (or other improvements or object serving a like or similar purpose) shall be constructed or permitted without the written consent of the Developer.

b. Each person acquiring a Cluster Cottage lot must be a member of Point Venture, Inc., and must remain a member in good standing as long as they own property in the Cluster Cottage Lot section.

c. Since zero lot line and/or common wall concepts are anticipated, the Developer, until the Committee is selected and thereafter the Committee, shall be the sole and prevailing authority regarding wall, fence and building set-back requirements. Such authority shall at all times be consistent and in the best interest for all parties concerned in the Cluster Cottage Area.

VI.

VENTURE YACHT AND COUNTRY CLUB MEMBERSHIP

Each person acquiring property in the Subdivision (whether acquiring same initially or upon resale) must first apply and be accepted for membership in the Venture Yacht and Country Club, and must remain a member in good standing as long as they own property in the Subdivision.

VII.

VENTURE YACHT AND COUNTRY CLUB FUND

1. Each lot (or residential building site) in the Subdivision shall be and is hereby made subject to an annual Venture Yacht and Country Club charge (hereafter referred to as the "Club Fund"), except as otherwise hereinafter provided.

2. The Venture Yacht and Country Club Fund referred to shall be used to create a fund to be known as the "Club Fund"; and each such "Club Fund" charge shall (except as otherwise hereinafter provided) be paid by the owner of each lot (or residential building site) annually, in advance, on or before September 1st of each year, beginning 1972.

3. The exact amount of each Club Fund charge will be determined by the Developer during the month preceding the due date of said Club Fund. All other matters relating to the assessment, collection, expenditure and administration of the Club Fund shall be determined by the Developer.

4. The Club Fund charge shall not, without the consent of the Developer, apply to lots owned by the Developer or owned by any person, firm, association or corporation engaged primarily in the building and construction business which has acquired title to any such lots for the sole purpose of constructing improvements thereon and thereafter selling such lots; however, upon any such sale of such lots by such person, firm, association or corporation to a purchaser whose primary purpose is to occupy and/or rent and/or lease such lot (and improvements thereon, if any) to some other occupant, then the Club Fund charge shall thereupon be applicable to such lot; and the Developer hereby consents to the applicability of the Club Fund charge to each such lot under the circumstances herein stated. Any transfer of title to any lot by any such person, firm, association or corporation engaged primarily in the building and construction business to a transferee engaged primarily in the building and construction business shall not result in the applicability of the Club Fund charge to such lot owned by the transferee or any succeeding transferee primarily engaged in

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the building and construction business without the consent of the Developer. The Developer reserves the right at all times, in his own judgment and discretion, to exempt any lot in the Subdivision from the Club Fund charge, and exercise of such judgment and discretion when made in good faith shall be binding and conclusive on all persons and interests. The Developer shall have the further right at any time, and from time to time, to adjust, alter or waive said Club Fund charge from year to year as it deems proper; and Developer shall have the right at any time to discontinue or abandon such Club Fund Charge, without incurring liability to any person whomsoever by filing a written instrument in the office of the County Clerk of Travis County, Texas, declaring such discontinuance or abandonment.

5. The Club Fund charges collected shall be paid into the Venture Yacht and Country Club Fund to be held and used for the benefit, directly or indirectly, of the Subdivision; and such Club Fund may be expended by the Developer for any purposes which, in the judgment of the Developer will tend to maintain the property values in the Subdivision, including by way of example but not by way of limitation: providing for the enforcement of the provisions of this instrument, including the aforesaid Reservations, Restrictions and Covenants; for the maintenance, operation, repair, benefit and welfare of any recreational and/or utility facilities which might hereafter be established in Point Venture; and generally for doing any other thing necessary or desirable in the opinion of the Developer to maintain or improve the property of the Subdivision. The use of the Club Fund for any of these purposes is permissive and not mandatory, and the decision of the Developer with respect thereto shall be final, so long as made in good faith.

6. In order to secure the payment of the Club Fund charge hereby levied, a vendor's lien shall be and is hereby reserved in the Deed from the Developer to the purchaser of each lot or portion thereof, which lien shall be enforceable through appropriate judicial proceedings by the Developer. Said lien shall be deemed subordinate to the lien or liens of any bona fide lender which hereafter lends money for the purchase of any property in the Subdivision, and/or for construction (including improvement) and/or permanent financing of improvements on any such property.

7. These provisions as to the Club Fund charge and the Venture Yacht and Country Club Fund shall continue in effect unless changed in the manner and at the time or times hereinabove provided for effecting changes in the restrictive covenants hereinabove set forth.

VIII.

TRANSFER OF FUNCTIONS OF THE DEVELOPER

The Developer may at any time hereafter cause one or more non-profit corporations to be organized under the laws of the State of Texas for the purpose of exercising all or any of the duties and prerogatives of the Developer hereunder (including the matters relating to "Club Fund" charges and the Venture Yacht and Country Club Fund). Any such delegation of authority and duties shall serve to automatically release the Developer from further liability with respect thereto and vest such duties and prerogatives in such non-profit corporations. Any such delegations shall be evidenced by an instrument amending this instrument, placed of record in the Deed Records of Travis County, Texas, and joined by the Developer and the aforesaid non-profit corporations but not, however, requiring the joinder of any other person in order to be fully binding, whether

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such other person be an owner of property in the Subdivision, a lienholder, mortgagee Deed of Trust beneficiary or any other person.

IX.

AMENDMENTS

Any or all of the covenants herein may be annulled, amended or modified at any time at the recommendation of the Architectural Control Authority, or its successors, and ratified by a vote of two-thirds of the lot owners in the Subdivision. All such lot owners shall be given thirty (30) days notice in writing of any proposed amendment before same is adopted. There shall be no annulment, amendment or modification of these covenants without the prior recommendation of the Architectural Control Authority.

X.

BINDING EFFECT

All of the provisions hereof shall be covenants running with the land thereby affected. The provisions hereof shall be binding upon and inure to the benefit of the owners of the land affected and the Developer and their respective heirs, executors, administrators, successors and assigns.

XI.

CAPTIONS

The captions inserted at the beginning of any paragraph of these Restrictions are intended for convenience of reference only and shall not be deemed to constitute a part of these Restrictions nor be used in the construction or interpretation of this instrument nor shall such captions be deemed indicative of the intent of any party hereto.

WITNESS my hand at Houston, Texas, on this the 15th day of March 1972.

VENTURE DEVELOPMENT COMPANY
A Partnership

By Smith Land Company, Inc.,
Partner, Agent and Attorney-in-Fact

ATTEST:


Assistant Secretary

By 
Vice President

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THE STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared (Red M. Cummings), Vice President of SMITH LAND COMPANY, INC., said Corporation being a partner in and agent and attorney-in-fact for Venture Development Company, a partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Smith Land Company, Inc., a Texas corporation, and that he executed the same as the act and deed of such Corporation as a partner in and agent and attorney-in-fact for Venture Development Company, for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of March, 1972.

NOTARY SEAL

Hayel H. Klank
Notary Public in and for
Harris County, Texas.

FILED
MAR 27 10 45 AM '72
David Thompson
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 time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

MAR 27 1972



David Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS



County of
TRAVIS
STATE OF TEXAS

DANA DeBEAUVOIR
COUNTY CLERK

COUNTY
COURTHOUSE
AUSTIN, TEXAS

STATE OF TEXAS X
COUNTY OF TRAVIS X

I, DANA DeBEAUVOIR, County Clerk, Travis County, DO HEREBY CERTIFY
that the above and foregoing is a true and correct copy of:

RESERVATIONS, RESTRICTIONS AND CONVENANTS

FROM: VENTURE DEVELOPMENT COMPANY

TO: THE PUBLIC

as the same appears of record in VOLUME 4291 Page(s) 1452-

1464 of the DEED RECORDS OF TRAVIS
COUNTY, TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE AT AUSTIN, TEXAS THIS THE

31st day of JULY A.D. 1987

DANA DeBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

By: D. Ellis
D. ELLIS DEPUTY



AMENDMENT TO RESTRICTIONS

STATE OF TEXAS §
 COUNTY OF TRAVIS §

ARTICLE I. RECITALS

The undersigned owners hereby amend those certain restrictions recorded in Volume 4291, Page 1452, Deed Records of Travis County, Texas, concerning Point Venture, Section Three-1, according to the plat of said subdivision recorded in Volume 58, Page 48, Plat Records, Travis County, Texas ("Subject Property").

ARTICLE II. AMENDMENT

No property shall be rented except under a written lease for a term of not less than ninety (90) days. The purpose of this amendment is to prohibit short term rentals. Any lease that attempts to circumvent this prohibition by offering early cancellation, early termination without penalty, or any other scheme to violate the intent of this prohibition will be deemed to be a violation of this restriction.

ARTICLE III. GENERAL

3.1 **Enforcement; Obligations Run with the Land.** The restriction adopted and established for the Subject Property by this Restriction is imposed upon and made applicable to the Subject Property and shall run with the Subject Property and shall (i) be binding upon and inure to the benefit of and be enforceable by any owner, and each purchaser and grantee of the Subject Property or any portion thereof, and the respective heirs, legal representatives, successors and assigns of any owner and (ii) inure to the benefit of and be enforceable by any owner of property in this subdivision, and the respective heirs, legal representatives, successors and assigns of any such owner.

3.2. **Strict Compliance.** Each owner of the Subject Property, or any portion thereof, shall strictly comply with the purpose of this Restriction. Failure to strictly comply with this Restriction shall be grounds for an action to recover sums due for damages, injunctive relief, or both, including reasonable attorney fees, maintainable by any owner and the respective heirs, legal representatives, successors and assigns of each owner.

3.3. **Amendment.** This restriction may not be amended, altered, repealed, terminated or modified in any way unless and until (i) the approval of owners of sixty-seven (67%) of the Subject Property is obtained, each as evidenced by a written instrument executed by such owners and filed in the Real Property Records of Travis County, Texas.

3.4 **Gender and Number.** The singular wherever used herein shall be construed to mean the plural where applicable, the pronouns of any gender shall include the other genders, and the necessary grammatical changes required to make the provisions hereof applicable to individuals, corporations, trusts, partnerships, or other entities shall in all cases be assumed as though in each case fully expressed.

3.5 **Interpretation.** If this Restriction or any word, clause, sentence, paragraph or other part thereof shall be susceptible to more than one or conflicting interpretations, then the interpretation which is most nearly in accord with the general purposes and objectives of this Restriction shall govern.

3.6 **Omissions.** If any punctuation, word, clause, sentence or provision necessary to give meaning, validity or effect to any other word, clause, sentence or provision appearing in this Restriction shall be omitted herefrom, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

3.7 **Incorporation of Recital and Introductory Paragraph.** The Recitals and introductory paragraph of these Restrictions are hereby fully incorporated into, and a part of, these Restrictions for all purposes.

[Remainder of this page intentionally blank. Execution on following page.]

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

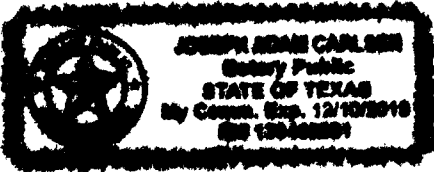
LOT 463 POINT VENTURE SEC 3-1

Laurie Anne Baisdon

Laurie Anne Baisdon

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on March 6th, 2017, by
Laurie Anne Baisdon.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 464 POINT VENTURE SEC 3-1
James Baile & Lisa Baile Family Trust

James Baile, Trustee
James Baile, Trustee

Lisa H. Baile, Trustee
Lisa H. Baile, Trustee

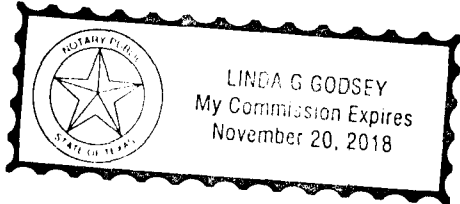
STATE OF TEXAS
COUNTY OF Texas

This instrument was acknowledged before me on February 26, 2017, by James Baile, Trustee and Lisa H. Baile, Trustee of the James Baile & Lisa Baile Family Trust.

Linda G. Godsey
NOTARY PUBLIC, STATE OF TEXAS



SEAL



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

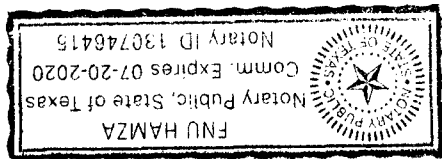
LOT 465 POINT VENTURE SEC 3-1

Peter Totev

Peter Totev

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on February - 27th, 2017, by Peter Totev.



FNU HAMZA

NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 465 POINT VENTURE SEC 3-1



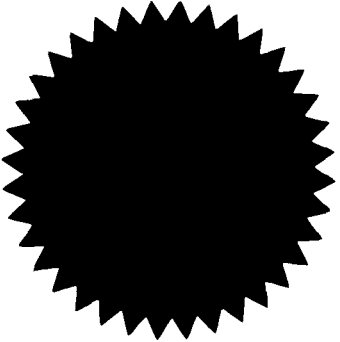
Inna Totev, née Omelyukh

SIGNED BEFORE ME at the city of
Vancouver, In the Province of
British Columbia, this 10th day of
March, 2017.



Armita Mossalanejad
Notary Public
1427 West Pender Street
Vancouver B.C. V6G 2S3
604 229 2429

Permanent Commission



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 469 POINT VENTURE SEC 3-1

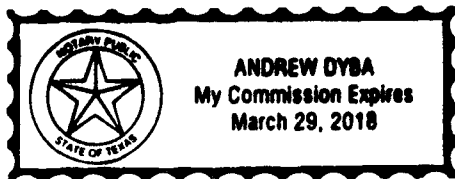
Amouzandeh
Sedi Amouzandeh

N/A

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on FEBRUARY 24, 2017, by

SEDI AMOUZANDEH



Andrew Dyba
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 470 POINT VENTURE SEC 3-1

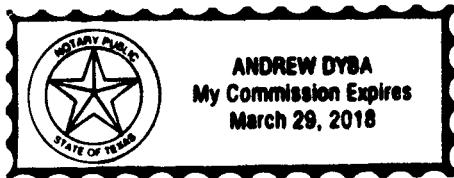
AMOUZANDEH
Sedi Amouzandeh

N/A

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on FEBRUARY 21, 2017, by

SEDI AMOUZANDEH

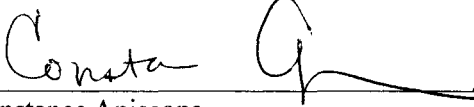


Andrew Dyba
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 471 POINT VENTURE SEC 3-1


Richard Apiscopa

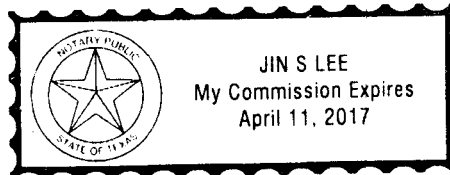

Constance Apiscopa

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on FEBRUARY 17, 2017, by Richard Apiscopa and Constance Apiscopa.

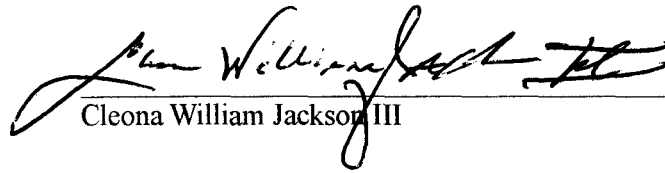


NOTARY PUBLIC, STATE OF TEXAS



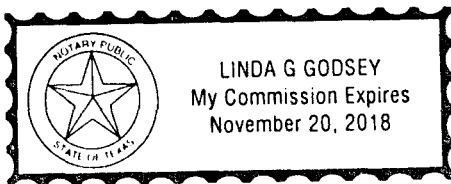
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 473 POINT VENTURE SEC 3-1


Cleona William Jackson III

STATE OF TEXAS
COUNTY OF TRAVIS

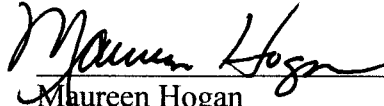
This instrument was acknowledged before me on February 12, 2017, by Cleona William Jackson III.




NOTARY PUBLIC, STATE OF TEXAS

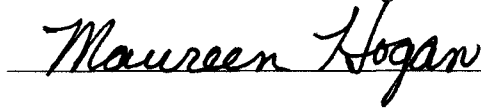
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 475A POINT VENTURE SEC 3-1 AMD
LOTS 475 & 502


Maureen Hogan

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 12, 2017, by


Maureen Hogan


NOTARY PUBLIC, STATE OF TEXAS



SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 478 POINT VENTURE SEC 3-1



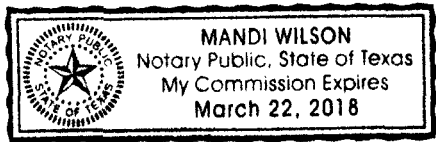
Christopher Willeford



Lisa Grimm

STATE OF TEXAS
COUNTY OF Travis

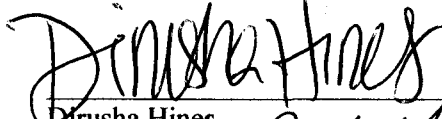
This instrument was acknowledged before me on March 9th, 2017, by Christopher Willeford and Lisa Grimm.




NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 479 POINT VENTURE SEC 3-1

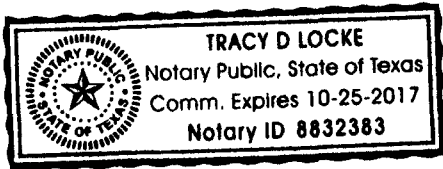


Dirusha Hines


William Paul Hines

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on January 30, 2017, by Dirusha Hines and William Paul Hines.





NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 482 POINT VENTURE SEC 3-1

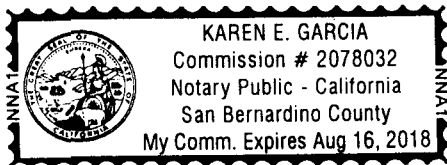


Michael Amouzandeh

THE STATE OF California
COUNTY OF San Bernardino

BEFORE ME, the undersigned authority, on this day personally appeared Michael Amouzandeh, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

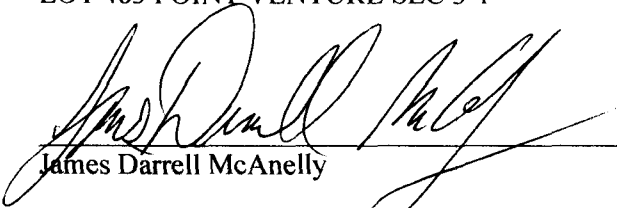
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 6th day of March, 2017.

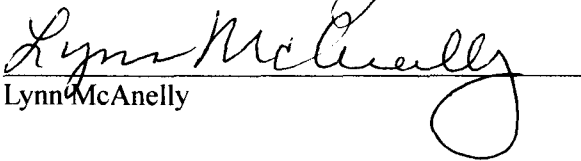


NOTARY PUBLIC in and for THE
STATE OF California

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 483 POINT VENTURE SEC 3-1

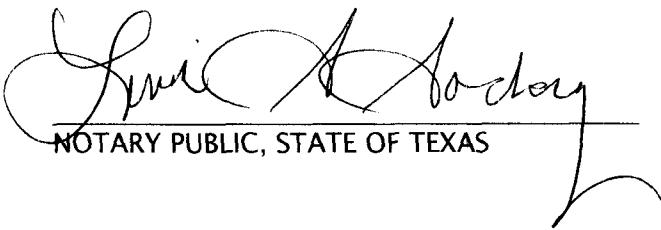

James Darrell McAnelly


Lynn McAnelly

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 3, 2017, by James Darrell McAnelly and Lynn McAnelly.




NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 484 POINT VENTURE SEC 3-1
The Kotfer Living Trust

Elizabeth Kotfer Trustee
Elizabeth Kotfer Trustee

THE STATE OF INDIANA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, on this day personally appeared Elizabeth Kotfer Trustee of The Kotfer Living Trust known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 14 day of FEBRUARY, 2017.



CAROL A. NAGY
Resident of Lake County
My Commission Expires: December 17, 2022

Carol A. Nagy
NOTARY PUBLIC in and for THE
STATE OF INDIANA

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 485 POINT VENTURE SEC 3-1



Carl J. Eckhardt



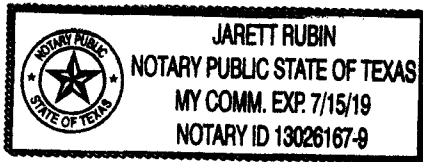
Anita T. Eckhardt

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on February 13, 2017, by Carl J. Eckhardt and Anita T. Eckhardt.



NOTARY PUBLIC, STATE OF TEXAS



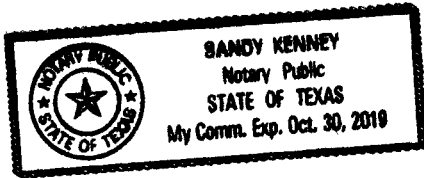
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 486 POINT VENTURE SEC 3-1

Heidi Lang
Heidi Lang

STATE OF TEXAS
COUNTY OF Davis

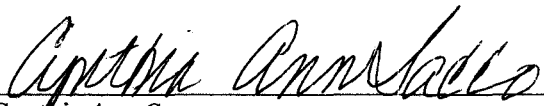
This instrument was acknowledged before me on February 28th, 2017, by Heidi Lang.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

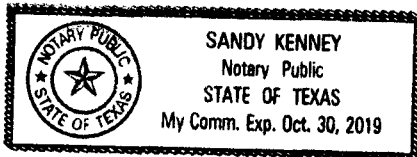
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").


LOT 487 POINT VENTURE SEC 3-1


Cynthia Ann Sacco

STATE OF TEXAS
COUNTY OF TARRANT

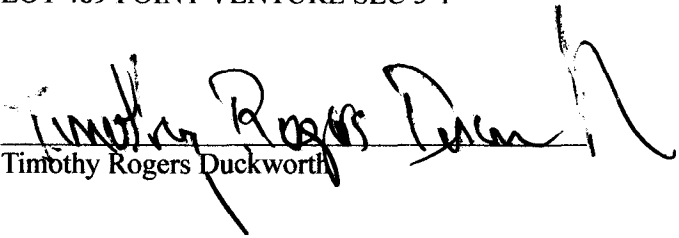
This instrument was acknowledged before me on December 7th, 2017, by
Cynthia Ann Sacco.




NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 489 POINT VENTURE SEC 3-1



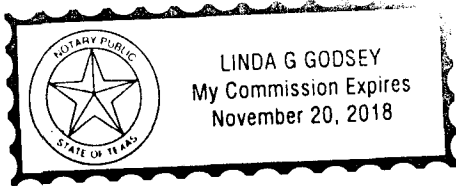
Timothy Rogers Duckworth

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on December 3, 2017, by
Timothy Rogers Duckworth.



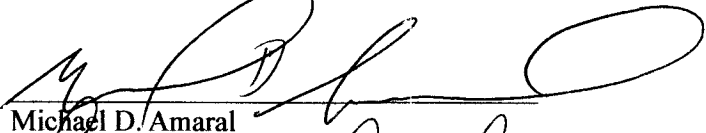
NOTARY PUBLIC, STATE OF TEXAS



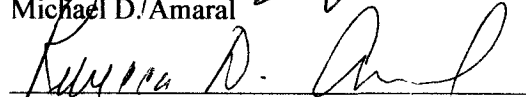
SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 492 POINT VENTURE SEC 3-1



Michael D. Amaral



Rebecca D. Amaral

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 1, 2017, by Michael D. Amaral and Rebecca D. Amaral.



SEAL



NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "Effective Date").

LOT 496 POINT VENTURE SEC 3-1

[Signature]
Robert J Foreman

[Signature]
Linda L Foreman

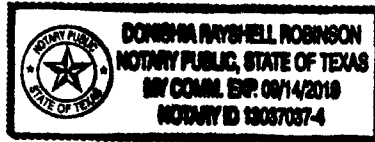
STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on January 31, 2017, by



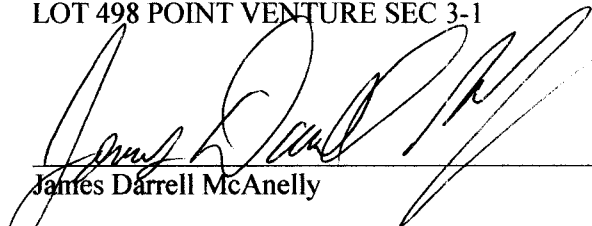
Robert J. Foreman B.R.R
Linda L. Foreman B.R.R


[Signature]
NOTARY PUBLIC, STATE OF TEXAS



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 498 POINT VENTURE SEC 3-1


James Darrell McAnelly


Lynn McAnelly

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 3, 2017, by James Darrell McAnelly and Lynn McAnelly.




SEAL


NOTARY PUBLIC, STATE OF TEXAS

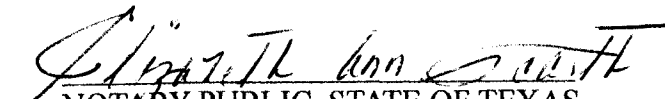
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 499 POINT VENTURE SEC 3-1


Thomas M. Spillman Jr.

STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on 27th of January, 2017, by Thomas M. Spillman Jr.


NOTARY PUBLIC, STATE OF TEXAS



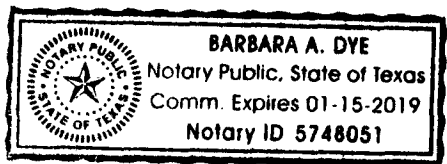
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 500 POINT VENTURE SEC 3-1

Janice Cox
Janice Cox
Helen Ramsey
Helen Ramsey

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on January 28, 2017, by Janice Cox and Helen Ramsey.



Barbara A. Dye
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

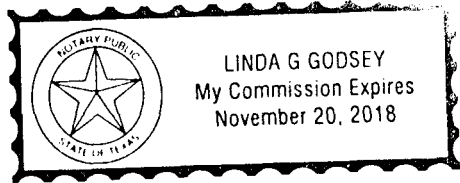
LOT 502A POINT VENTURE SEC 3-1 AMD LOTS
475 & 502

Ruey-Jiun Wang
Ruey-Jiun Wang

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on 26th February, 2017, by
Ruey-Jiun Wang.


Linda G Godsey
NOTARY PUBLIC, STATE OF TEXAS



SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 503 POINT VENTURE SEC 3-1



Arthur J. Lavallo

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 6, 2017, by Arthur J. Lavallo.





NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

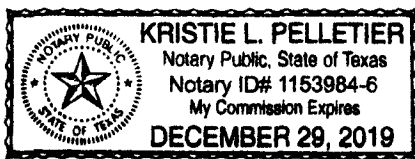
LOT 506 POINT VENTURE SEC 3-1
The Curtis Bomar and Carlotta Demby Bomar
Living Trust, Dated 2-19-15

Curtis Bomar, Trustee
Curtis Bomar, Trustee
Carlotta Demby Bomar, Trustee
Carlotta Demby Bomar, Trustee

STATE OF TEXAS
COUNTY OF *Williamson*

This instrument was acknowledged before me on *February 09*, 2017, by

Curtis Bomar, Trustee and Carlotta Demby Bomar, Trustee of the Curtis Bomar and Carlotta Demby Bomar Living Trust, Dated 2-19-15.



Kristie L Pelletier
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 509 POINT VENTURE SEC 3-1



Jose Franco

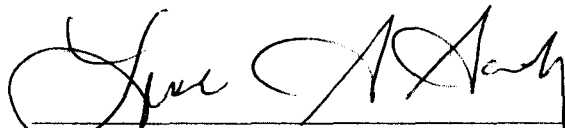


Beatriz Gutierrez

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 5, 2017, by Jose Franco and Beatriz Gutierrez.





NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

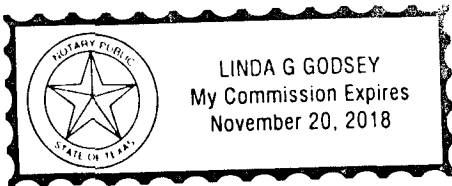
LOT 509 POINT VENTURE SEC 3-1

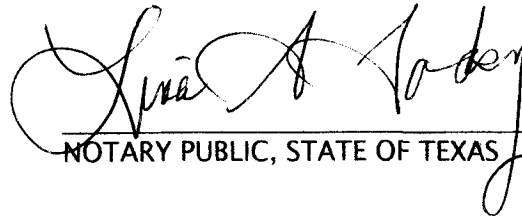


Lola Lahti

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 7, 2017, by Lola Lahti.





NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

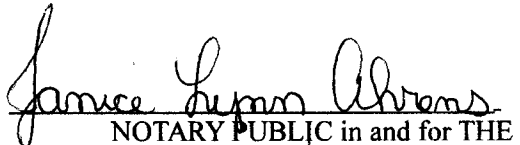
LOT 509 POINT VENTURE SEC 3-1


James Lahti

THE STATE OF Michigan
COUNTY OF Antrim

BEFORE ME, the undersigned authority, on this day personally appeared James Lahti 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13 day of February, 2017.


NOTARY PUBLIC in and for THE
STATE OF Michigan

JANICE LYNN AHRENS
NOTARY PUBLIC - MICHIGAN
ANTRIM COUNTY
MY COMMISSION EXPIRES 07/11/2021
ACTING IN ANTRIM COUNTY

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 513 POINT VENTURE SEC 3-1



Greg Russell

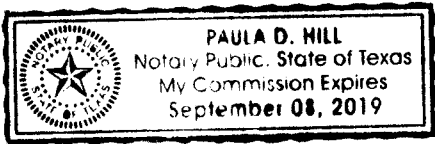


Rebecca Russell

STATE OF TEXAS

COUNTY OF Galveston

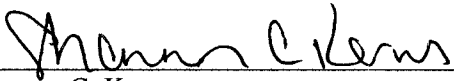
This instrument was acknowledged before me on 2/15/17, 2017, by Greg Russell and Rebecca Russell .



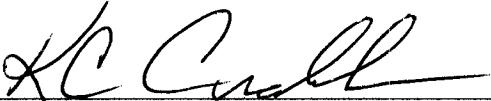
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 514 POINT VENTURE SEC 3-1



Shannon C. Kerns



KC Crabb

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 7, 2017,
by Shannon C. Kerns and KC Crabb.





NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 515 POINT VENTURE SEC 3-1
The Joe E. McGarrah and Helen E. McGarrah Revocable
Trust

Helen E. McGarrah, Trustee

Helen E. McGarrah, Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on January 30, 2017, by

Helen E. McGarrah, Trustee of the The Joe E. McGarrah and Helen E. McGarrah Revocable Trust.

Linda G. Godsey

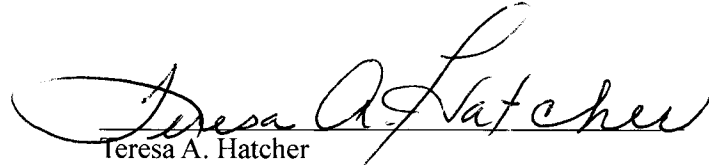
NOTARY PUBLIC, STATE OF TEXAS



SEAL

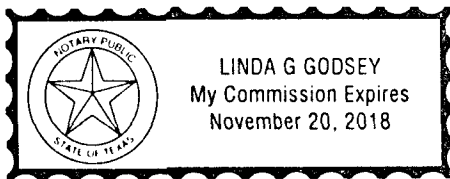
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 517 POINT VENTURE SEC 3-1


Teresa A. Hatcher

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 28, 2017, 2017, by Teresa A. Hatcher.




NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 518 POINT VENTURE SEC 3-1

Myron Menk
Myron Menk

Darlene Menk
Darlene Menk

STATE OF TEXAS

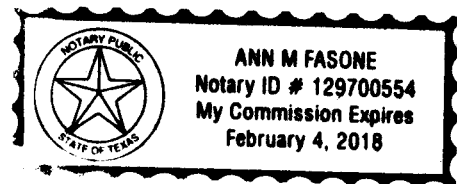
COUNTY OF Harris

This instrument was acknowledged before me on January 30, 2017, by Myron Menk and Darlene Menk .

Ann M. Fasone

NOTARY PUBLIC, STATE OF TEXAS

Ann M. Fasone



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "Effective Date").

LOT 521 POINT VENTURE SEC 3-1

Eugene R Cooper
Eugene R Cooper

Carol D Cooper
Carol D Cooper

THE STATE OF PA

COUNTY OF Montgomery

BEFORE ME, the undersigned authority, on this day personally appeared Eugene R Cooper and Carol D Cooper, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.


GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19th day of January, 2018.⁷ (FM)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Fallon E. Maloney, Notary Public
East Norriton Twp., Montgomery County
My Commission Expires Aug. 14, 2018
Member, Pennsylvania Association of Notaries

Fallon E. Maloney
NOTARY PUBLIC in and for THE
STATE OF PA

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 522 POINT VENTURE SEC 3-1



Gary Lawrence

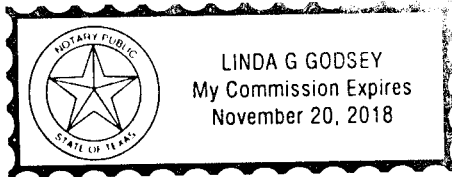


Veronica Lawrence

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 1, 2017, by Gary Lawrence and Veronica Lawrence.

SEAL





NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 523 POINT VENTURE SEC 3-1
The Joe E. McGarrah and Helen E. McGarrah Revocable
Trust

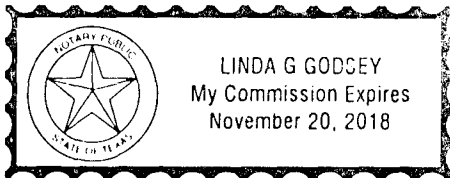
Helen E. McGarrah, Trustee
Helen E McGarrah, Trustee

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on January 30, 2017, by

Helen E McGarrah, Trustee of the The Joe E. McGarrah and Helen E. McGarrah Revocable Trust.

SEAL

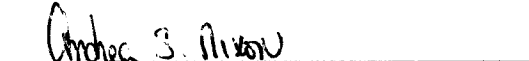


Linda A. Godsey
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

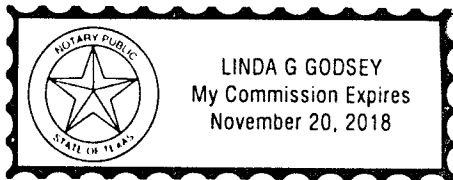
LOT 526 POINT VENTURE SEC 3-1


Larry Michael Nixon


Andrea S. Nixon

STATE OF TEXAS
COUNTY OF TRAVIS


This instrument was acknowledged before me on February 12, 2017, by Larry Michael Nixon and Andrea S. Nixon.




NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

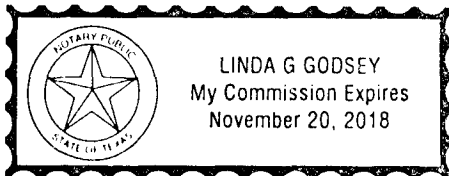
LOT 529 POINT VENTURE SEC 3-1


James R. Neal

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on February 26, 2017, by James R. Neal.

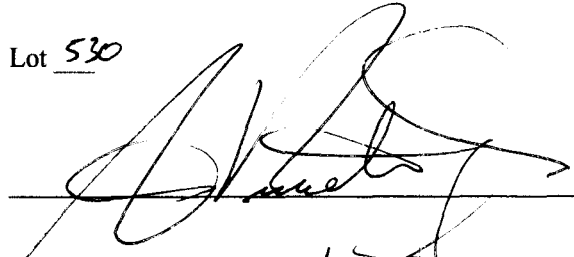
SEAL

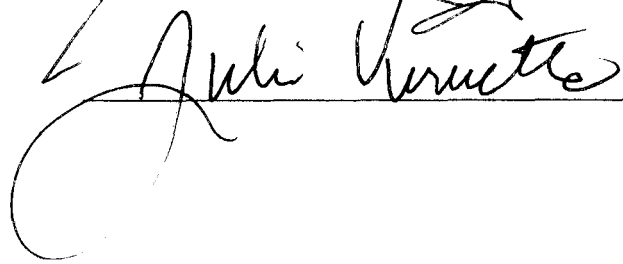



NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

Lot 530



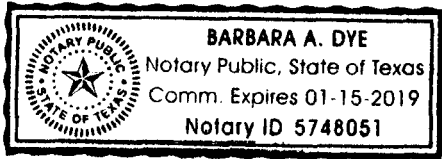


STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on October 21, 2016, by Andy Viruette and Julie Viruette.



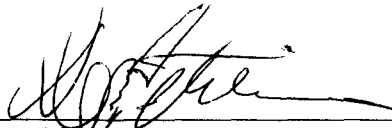
NOTARY PUBLIC, STATE OF TEXAS



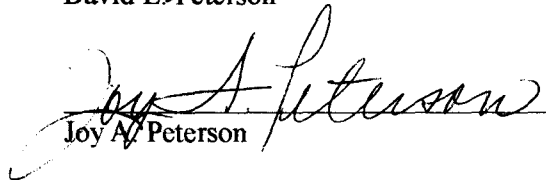
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "Effective Date").

LOT 531 POINT VENTURE SEC 3-1





David E. Peterson



Joy A. Peterson

STATE OF TEXAS
COUNTY OF Harris

This instrument was acknowledged before me on Feb 27th, 2017, by
David E. Peterson and Joy A. Peterson.

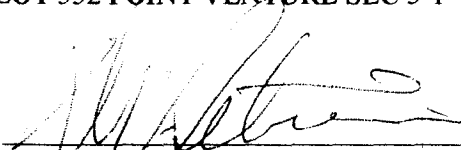


NOTARY PUBLIC, STATE OF TEXAS 

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "Effective Date").

LOT 532 POINT VENTURE SEC 3-1





David E. Peterson



Joy A. Peterson

STATE OF TEXAS
COUNTY OF Harris

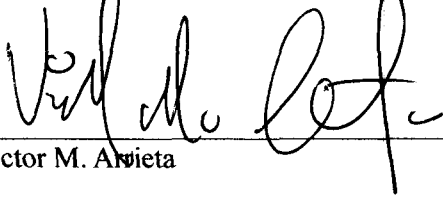
This instrument was acknowledged before me on Feb. 27th, 2017, by
David E. Peterson and Joy A. Peterson.


JEFFREY E. ODIGIE

NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 533 POINT VENTURE SEC 3-1

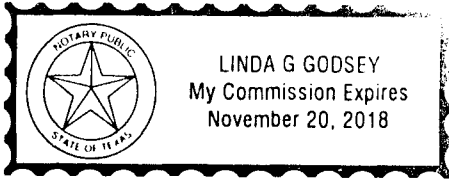


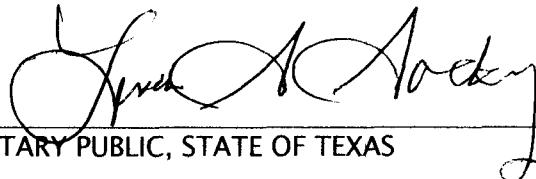
Victor M. Arrieta

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 6, _____, 2017, by Victor M. Arrieta.

SEAL





NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

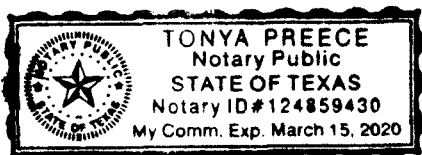
LOT 534 POINT VENTURE SEC 3-1

C. L. Long
C. L. Long

Debra Selby Long
Debra Selby Long

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on March 6, 2017, by C. L. Long and Debra Selby Long.



Tonya Preece
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

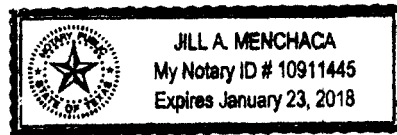
LOT 535 POINT VENTURE SEC 3-1

Sherie Burgland Brown
[REDACTED] SHEREE Burgland Brown
aka SHEREE Burgland Brown

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on MARCH 3RD, 2017, by SHEREE
Burgland Brown. aka SHEREE Burgland Brown [Signature]

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 537 POINT VENTURE SEC 3-1

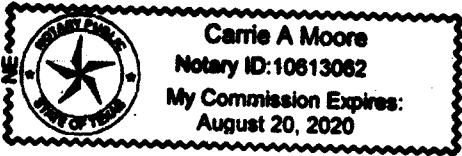
Richard L. Melton
Richard L. Melton

Dianne R. Melton
Dianne R. Melton

STATE OF TEXAS

COUNTY OF Harris

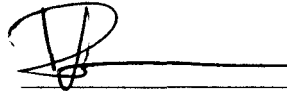
This instrument was acknowledged before me on January 1, 2017, by Richard L. Melton and Dianne R. Melton.



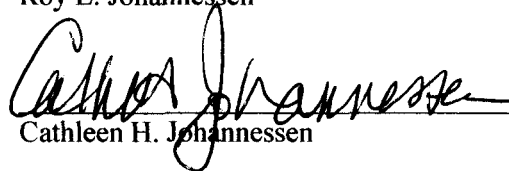
Carrie A Moore
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 538 POINT VENTURE SEC 3-1



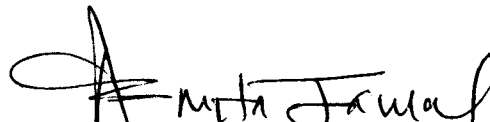
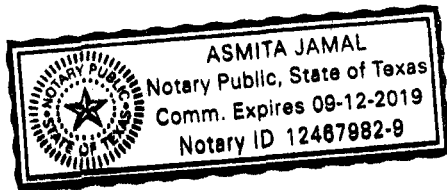
Roy L. Johannessen



Cathleen H. Johannessen

STATE OF TEXAS
COUNTY OF Fort Bend.

This instrument was acknowledged before me on February 27th, 2017, by Roy L. Johannessen and Cathleen H. Johannessen.


NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 539 POINT VENTURE SEC 3-1

James E Deaton

James E. Deaton

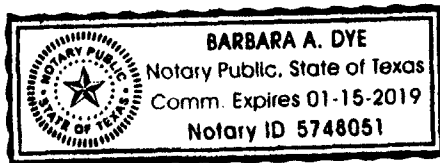
Bente Deaton

Bente Deaton

STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on March 4, 2017, by James E. Deaton and Bente Deaton.

Barbara A. Dye
NOTARY PUBLIC, STATE OF TEXAS



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 542 POINT VENTURE SEC 3-1

Jason R. Holden

Jason R. Holden

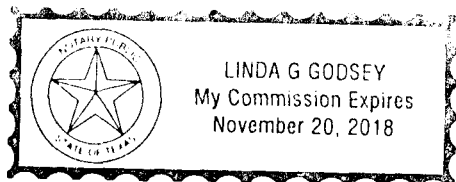
Carolyn M. Holden

Carolyn M. Holden

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on 25th of February 2017, by Jason R. Holden and Carolyn M. Holden .



Linda G. Godsey
NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 543 POINT VENTURE SEC 3-1

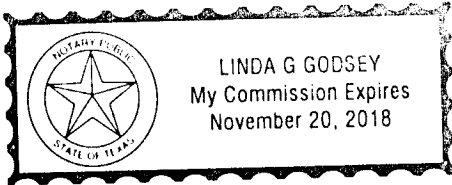
John David Hargett
John David Hargett

Clara Ann Hargett
Clara Ann Hargett

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on January 30, 2017, by John David Hargett and Clara Ann Hargett.

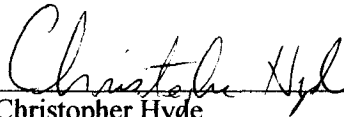
Linda G Godsey
NOTARY PUBLIC, STATE OF TEXAS



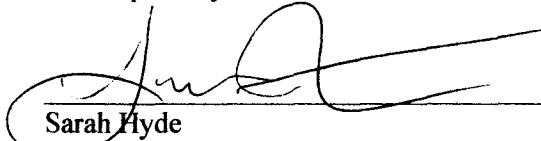
SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "**Effective Date**").

LOT 549 POINT VENTURE SEC 3-1



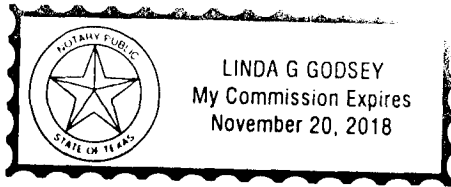
Christopher Hyde




Sarah Hyde

STATE OF TEXAS -
COUNTY OF Travis

This instrument was acknowledged before me on November 28, 2017, by Christopher Hyde and Sarah Hyde.





NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 550 POINT VENTURE SEC 3-1



Jaime C. Torres

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 21, 2017, by Jaime C. Torres.



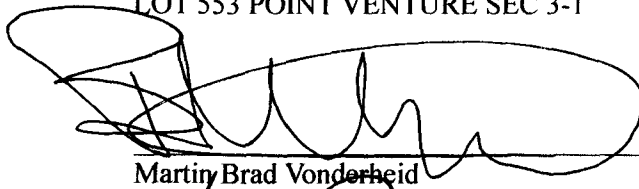


NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 553 POINT VENTURE SEC 3-1



Martin Brad Vonderheid



Leigh Ann Daniel

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on March 7th, 2017, by
Martin Brad Vonderheid and Leigh Ann Daniel.

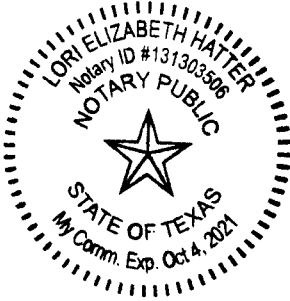


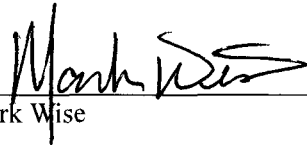


NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 554 POINT VENTURE SEC 3-1

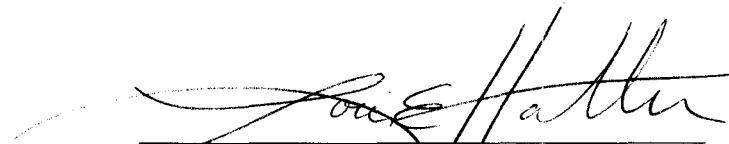




Mark Wise

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on December 7, 2017, by Mark Wise.



NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

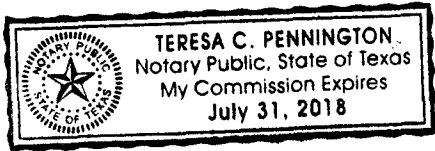
LOT 557 POINT VENTURE SEC 3-1

Danny C. Christian
Danny C. Christian

Kathleen D. Christian
Kathleen D. Christian

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on 24 February, 2017, by Danny C. Christian and Kathleen D. Christian.



Teresa Pennington
NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

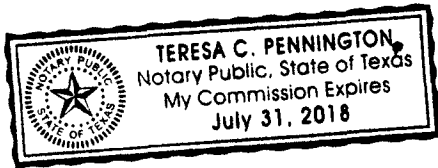
LOT 558 POINT VENTURE SEC 3-1

Danny C. Christian
Danny C. Christian

Kathleen D. Christian
Kathleen D. Christian

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on 24 February, 2017, by Danny C. Christian and Kathleen D. Christian .



Teresa C. Pennington
NOTARY PUBLIC, STATE OF TEXAS

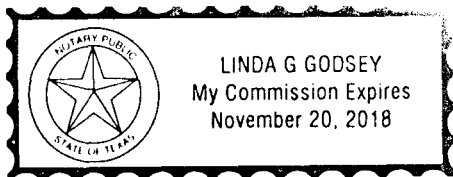
IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 562 POINT VENTURE SEC 3-1

Elizabeth A. Wells
Elizabeth A. Wells

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 20, 2017, by Elizabeth A. Wells.



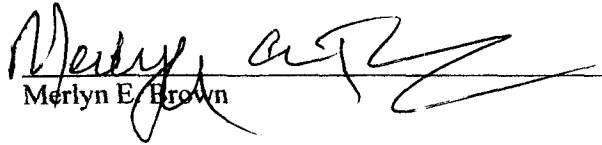
Linda G. Godsey
NOTARY PUBLIC, STATE OF TEXAS

SEA!

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

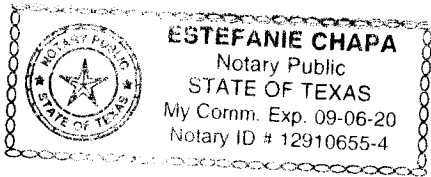
LOT 563 POINT VENTURE SEC 3-1

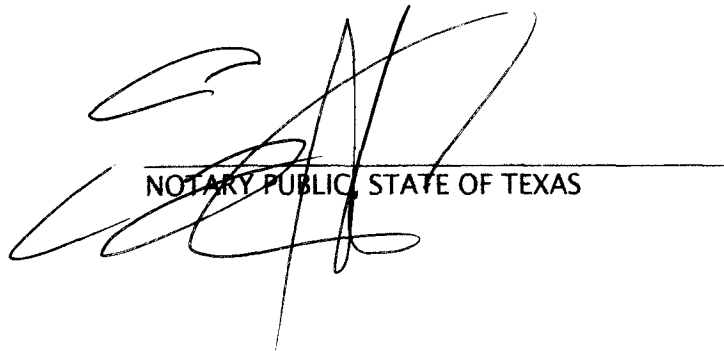

Carol C. Brown


Merlyn E. Brown

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on 30 November, 2017, by Carol C. Brown and Merlyn E. Brown.

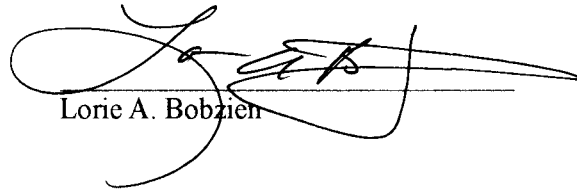



NOTARY PUBLIC, STATE OF TEXAS

SEAL

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 564 POINT VENTURE SEC 3-1



Lorie A. Bobzien

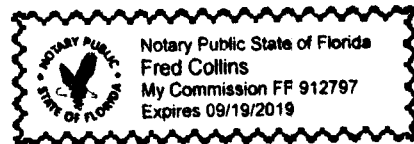
THE STATE OF Florida

COUNTY OF Hillborough

BEFORE ME, the undersigned authority, on this day personally appeared Lorie A. Bobzien 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 therein expressed.

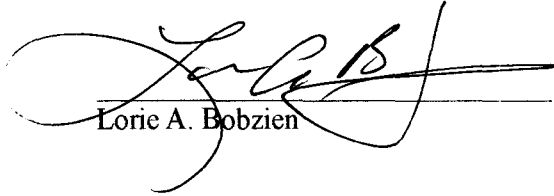
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of February, 2017.


NOTARY PUBLIC in and for THE
STATE OF Florida



IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 565 POINT VENTURE SEC 3-1




Lorie A. Bobzien

THE STATE OF Florida

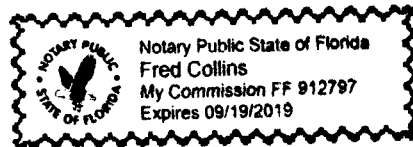
COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, on this day personally appeared Lorie A. Bobzien 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 20th day of February, 2017.

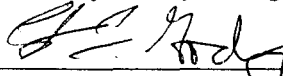


NOTARY PUBLIC in and for THE
STATE OF Florida

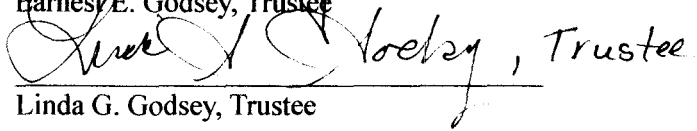


IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "*Effective Date*").

LOT 569 POINT VENTURE SEC 3-1
The Godsey Family Living Trust, Dated August 7, 2003



Earnest E. Godsey, Trustee

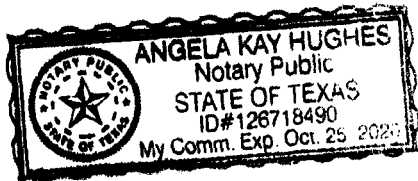


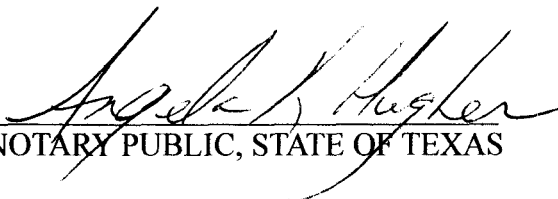
Linda G. Godsey, Trustee

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on January 31, 2017, by

Earnest E. Godsey, Trustee and Linda G. Godsey, Trustee of the The Godsey Family Living Trust, Dated August 7, 2003.





NOTARY PUBLIC, STATE OF TEXAS

IN WITNESS WHEREOF, the undersigned owners have executed this document to be effective as of March 15, 2017 (the "Effective Date").

LOT 570 POINT VENTURE SEC 3-1
The Godsey Family Living Trust, Dated August 7, 2003

E. E. Godsey TRUSTEE
Earnest E. Godsey, Trustee
Linda G. Godsey, Trustee
Linda G. Godsey, Trustee

STATE OF TEXAS
COUNTY OF Travis

This instrument was acknowledged before me on January 31, 2017, by

Earnest E. Godsey, Trustee and Linda G. Godsey, Trustee of The Godsey Family Living Trust, Dated August 7, 2003.



Angela Kay Hughes
NOTARY PUBLIC, STATE OF TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dec 11, 2017 12:28 PM 2017194968

WILLIAMSJ: \$278.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

Return:

JANICE Cox
18940 PECKHAM DR
POINT VENTURE, TX 78645