

Information Provided By:  
Lindsay Currey  
RE/MAX Centx Assoc.  
512-698-8690

**ESTATES OF WESTLAKE  
Phase 3B**

**RESTRICTIONS**

WHEREAS, by instrument recorded under Clerk's Document No. 2006072298 of the Official Public Records of Williamson County, Texas, certain Covenants, Conditions and Restrictions were imposed on the subdivision known as **ESTATES OF WESTLAKE, PHASE 3A**, a subdivision in said county according to the map or plat thereof, recorded in Cabinet CC, Slides 181-183 of the Plat Records of said county; and

WHEREAS, certain acreage has now been platted as **ESTATES OF WESTLAKE, PHASE 3B**, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet EE, Slides 386-387 of the Plat Records of said county; and

WHEREAS, it is the desire of Declarant hereinafter subscribed that the aforementioned Covenants, Conditions and Restrictions imposed on **ESTATES OF WESTLAKE, PHASE 3A** as hereinabove referenced shall be applied to **ESTATES OF WESTLAKE, PHASE 3B**, but not in any way or manner to be construed as imposition of any overall development scheme or plan, but rather, in the interest of brevity.

NOW THEREFORE, PREMISES CONSIDERED, Declarant hereby adopts, ratifies and imposes the Covenants, Conditions and Restrictions previously imposed on **ESTATES OF WESTLAKE, PHASE 3A**, and through execution and filing of this instrument adopts, ratifies and imposes the same said Covenants, Conditions and Restrictions on the subdivision now known as **ESTATES OF WESTLAKE, PHASE 3B**, with the following modifications.

I.

Section V, captioned **APPROVAL OF PLANS**, of the aforementioned Covenants, Conditions and Restrictions imposed on **ESTATES OF WESTLAKE, PHASE 3A** is hereby adopted, confirmed and ratified, with the following sentence appended and interpolated:

"No Hardie-Plank or similar siding product shall be utilized in the construction of any dwelling on the property, unless approved in writing by the Architectural and Restrictions Committee (the 'ARC')."

II.

Section VI of the aforementioned Covenants, Conditions and Restrictions imposed on **ESTATES OF WESTLAKE, PHASE 3A** contains the following language:

**Square Footage:** Dwellings must be at least 3,000 square feet of air-conditioned floor area, exclusive of all porches, garages, decks, patios, breezeways, terraces and balconies and may not exceed two (2) stories in height."

Declarant of the Restrictions of **ESTATES OF WESTLAKE PHASE 3B** hereby revises the paragraph hereinabove set out to read as follows as imposing said Restrictions on said subdivision:

**Square Footage:** Dwellings must be at least 2,750 square feet of air-conditioned floor area, exclusive of all porches, garages, decks, patios, breezeways, terraces and balconies and may not exceed two (2) stories in height."

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III.

Section IX of the aforementioned Covenants, Conditions and Restrictions imposed on ESTATES OF WESTLAKE, PHASE 3A contains the following language:

"The construction and maintenance of signs, billboards and advertising structures of any kind on any lot is prohibited, except that one sign no larger than 2 feet by 3 feet in size, advertising the rental or sale of property shown on the recorded plat is permitted; and on lots owned by builders, an additional sign of the same size is allowed. The Developer may erect signs of larger size advertising the subdivision."

Declarant of the Restrictions of ESTATES OF WESTLAKE PHASE 3B hereby revises the paragraph hereinabove set out to read as follows as imposing said Restrictions on said subdivision:

"The construction and maintenance of signs, billboards and advertising structures of any kind on any lot is prohibited, except that one sign no larger than 2 feet by 3 feet in size, advertising the rental or sale of property shown on the recorded plat is permitted; and on lots owned by builders, an additional sign of the same size is allowed. Such sign may contain only the following text, viz., a statement identifying the property as being For Sale or For Rent; text advising a telephone number or e-mail address for a contact person concerning the sale and/or rental of the property; a logo or other graphic identifying the company advertising the property for sale or for rent; and the name or names of any agents involved in advertising the property for sale or rent. Developer may erect signs of larger size advertising the subdivision."

CONFIRMED, ADOPTED and EXECUTED August 6, 2008.

DECLARANT:

BY:

*Bobby Fredrickson Trustee*  
BOBBY FREDRICKSON, Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

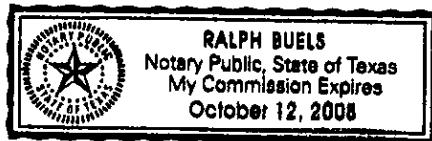
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on August 6, 2008 by BOBBY FREDRICKSON, Trustee of THE BOBBY FREDRICKSON 1999 TRUST, Declarant.



*Ralph Buels*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

David Darnell  
3613 Williams Drive, Ste. 503  
Georgetown, Texas 78628

RETURN TO  
(1) *Longhorn Title Co., Inc.*

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS 2008061428

*Nancy E. Rister*

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NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS