

RESTRICTIVE COVENANT

OWNER: Domenic Provopoulos

ADDRESS: 937 Vanguard Street, Austin, Texas 78734-5128

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Lots 16 and 17A, Block A, South Lamar Square Subdivision, a subdivision in the City of Austin, Travis County, Texas, more particularly described in an instrument of record in Document No. 2006113939, of the Official Public Records of Travis County, Texas.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

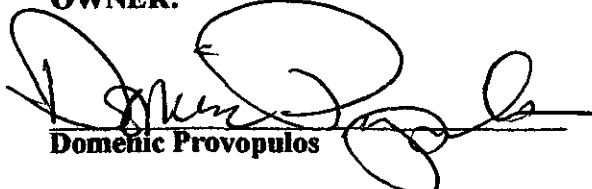
1. Except as otherwise provided in this covenant, development of the Property is subject to Ordinance No. 20060831-068 (the "Ordinance"), including Attachment A of the Ordinance, that established standards for commercial design. Section 2.3.2 B.1 (*Vehicular and Pedestrian Connections Between Sites*) of Attachment A does not apply to a connection between the Property and the adjacent property to the south. Therefore, vehicular access from Lamar Square Drive through the Property to the adjacent property to the south is prohibited.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not aware of the violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

12-7-06


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EXECUTED this the 8 day of December, 2006.

OWNER:


Domenic Provopulos

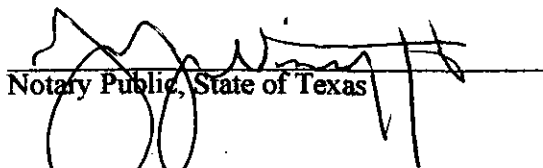
APPROVED AS TO FORM:


Assistant City Attorney
City of Austin

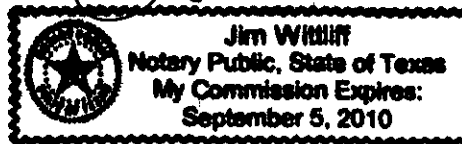
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 8 day of December, 2006, by Domenic Provopulos.

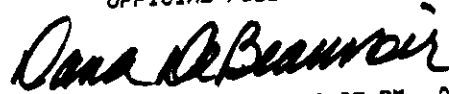

Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Paralegal



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2006 Dec 15 03:37 PM 2006239772

BENAVIDESV \$20.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Restrictive covenant-Provopulos