



RESTRICT 2006191855

3 PGS

3

Zoning Case No C14-06-0136

RESTRICTIVE COVENANT

OWNER FS Ventures LP, a Texas limited partnership

ADDRESS 107 Ranch Road 620, South, PMB#15-F, Austin, Texas 78734

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 1 and 2, Block B, South Gate Terrace Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, the property being more particularly described in Document No 2005128893, 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 A driveway that provides vehicular access from a public right-of-way to the Property may not be gated
- 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 any 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

4-28-06 #80

Restrictive covenant-FS Ventures LP

EXECUTED this the 26th day of September, 2006

OWNER:

**FS Ventures LP,
A Texas limited partnership**

By Silverton Custom Homes, Inc
A Texas corporation,
Its sole general partner

By

Mike Grimm
Vice President

APPROVED AS TO FORM



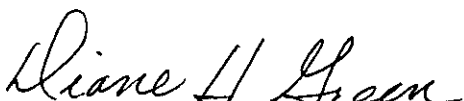
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 26th day of September 2006 by Mike Grimm, Vice President of Silverton Custom Homes, Inc, a Texas corporation, general partner of FS Ventures, LP, a Texas limited partnership, on behalf of the corporation and the partnership




Notary Public, State of Texas

Restrictive covenant-FS Ventures LP

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

Dana DeBeauvoir

2006 Oct 03 12 31 PM 2006191855

CLARKMM \$24 00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Restrictive covenant-FS Ventures LP