

SUBDIVIDED LOTS AND UNSUBDIVIDED TRACTS
WHICH ARE SUBJECT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WINDERMERE - REVISED 1996

The following Lots and Tracts are subject to the Revised Declaration, including all restrictions and requirements thereof. The complete subdivision names are italicized. The map on page 29 of this Revised Declaration is helpful in locating various phases and sections of subdivisions and the unsubdivided tracts.

Subdivided (Platted) Lots Subject to the Revised Declaration

1. All lots in *Windermere, Phase A, Section One*, a subdivision in Travis County, Texas, according to the map or plats of record in Vol. 82, Pages 187 thru 189, Plat Records of Travis County, Texas, and as corrected by instrument recorded in Vol. 7806, Page 961, Real Property Records of Travis County, Texas.
2. All lots in *Windermere, Phase A, Section Two*, a subdivision of Travis County, Texas, according to the map or plat of record in Vol. 83, Page 57D, Plat Records of Travis County, Texas.
3. All lots in *Windermere, Phase B*, a subdivision in Travis County, Texas, according to the map or plats of record in Vol. 83, Pages 129C, 129D and 130A, Plat Records of Travis County, Texas.
4. All lots in *Windermere, Phase C*, a subdivision in Travis County, Texas, according to the maps or plats of record in Vol. 83, Pages 130B and 130C, Plat Records of Travis County, Texas.
5. All lots (except one) in *Windermere, Phase D*, a subdivision in Travis County, Texas, according to the maps or plats of record in Vol. 84, Pages 20A, 20B and 20C, Plat Records of Travis County, Texas, save and except Lot 1, Block Q of the subdivision. Lot 1, Block D, Lot 2, Block Q, and Lot 55, Block Q of *Windermere, Phase D* may be used as duplex lots according to Vol. 8752, Page 206, Real Property Records of Travis County, Texas. (Lot 1, Block Q is the lot reserved for the water supply corporation and was excluded from the Annexation Agreement in Vol. 8752, Page 206, Real Property Records of Travis County, Texas.)
6. All lots in *Windermere, Phase D, Section Two*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 84, Page 161A, Plat Records of Travis County, Texas.

(Note: *Windermere, Phase D, Section Three* is not subject to this Revised Declaration.)
7. All lots in *Windermere, Phase E*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 84, Pages 118D and 119A, Plat Records of Travis County, Texas. (Phase E only consists of Blocks M and N.)
8. All lots in *Windermere, Phase F, Section One, a Townhouse Subdivision*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 86, Page 19C, 19D, 20A, 20B, 20C and 20D, and as corrected in instruments recorded in Vol. 9700, Page 523; Vol. 9773, Page 887; Vol. 9937, Page 384; and Vol. 9937, Page 388, Real Property Records of Travis County, Texas. (This subdivision contains a 9.8254 acre Lot (Lot 29) which is designated as a "Park" which is not owned by the Association -- See Exhibit C)
9. All lots in Block K-1, *Windermere, Phase F, Section Two, A Townhouse Subdivision*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 87, Pages 22D, 23A, 23B and 23C, Plat Records of Travis County, Texas.
10. All lots in *Amended Plat of a Portion of Windermere Phase F, Section Two*, a subdivision Travis County, Texas, according to the plat of record in Vol. 93, Pages 65-66, Plat Records of Travis County, Texas.
11. All lots in *Windermere, Phase F, Section Three*, a subdivision in Travis County, Texas, according to the plat recorded in Vol. 94, Pages 346 through 349, Plat Records of Travis County, Texas.

12. Lots 30 through 38, Block A; Lots 31 through 34 and 38 through 43, Block G; Lots 1 through 25, Block H; Lots 1 through 24, Block I; and Lots 1 through 19, Block J of *Resubdivision of Lots 30 thru 42, Block A; Lots 31 thru 36 and 38 thru 46, Block G; Lots 1 thru 36, Block H; Lots 1 thru 36, Block I; and Lots 1 thru 28, Block J; Windermere, Phase G*,

Section One, A Small Lot Subdivision, a subdivision in Travis County, Texas, according to the plat of record in Vol. 91, Pages 22-23, Plat Records of Travis County, Texas.

13. All lots in *Windermere, Phase H, Section One*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 86, Pages 119D and 120A, Plat Records of Travis County, Texas, and as corrected in that instruments recorded in Vol. 9648, Page 941; and Vol. 9697, Page 342; Vol. 9697, Page 344, Real Property Records of Travis County, Texas.

14. Lots 1 through 56, Block F and Lots 1 through 30 and 37, 47, 48, Block G, *Windermere, Phase G, Section One, A Small Lot Subdivision*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 86, Pages 58A, 58B and 58C, Plat Records of Travis County, Texas, and as corrected by instrument recorded in Vol. 9673, Page 852, Real Property Records of Travis County, Texas.

15. All lots in *Windermere, Phase H, Section Two*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 87, Pages 23D, 24A and 24B, Plat Records of Travis County, Texas.

16. The following lots in *Pflugerville Northwest, Section Two*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 77, Page 176, Plat Records of Travis County, Texas: Lot 10, Block B; Lots 2 and 11, Block C; Lots 1, 4 and 6, Block D.

Unsubdivided (Unplatted) Tracts
Which are Subject to the Revised Declaration and
Which are Owned by the Association (See Exhibit C for Common Areas)

The following tracts are Association-owned common areas which are hereby annexed into and made subject to the Revised Declaration but have never been subdivided (platted).

17. 5.876 acres of land, more or less, out of the John Van Winkle Survey No. 14 in Travis County, Texas, and being the same 5.876 acre tract conveyed in and dated September 21, 1983, from Three-D Venture to Windermere Homeowners Association, recorded in Vol. 8261, Page 781, Real Property Records of Travis County, Texas. This tract is Common Area where the swimming pool is located. This tract includes a 3.00 acre tract that had earlier been deeded to the Association in Vol. 8148, Page 298, Real Property Records of Travis County, Texas.

18. .4752 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, in Travis County, Texas, and being the same .4752 acre of land conveyed by deed dated September 25, 1986, from Windermere, a joint venture to Windermere Homeowners' Association, recorded in Vol. 9896, Page 620, Real Property Records of Travis County, Texas. This tract is Common Area immediately adjacent to and east of the 5.876 acres described above.

Unsubdivided (Unplatted) Tracts Subject to the Revised Declaration
at Such Time as the Tracts are Subdivided (Platted)

The following are tracts that have been annexed into the Revised Declaration but which have no assessment obligations or common area use rights until they are subdivided (platted) at which time they may be restricted to either single family homes or townhouse dwellings.

19. 5.4007 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract 786, in Travis County, Texas, and being that 5.4007 acre tract conveyed in deed dated December 30, 1986 from Windermere, a joint venture to the Hyde Park Baptist Church, recorded in Vol. 10148, Page 193, Real Property Records of Travis County, Texas and being described as two tracts, to wit: (1) Tract 1, being 2.4799 acres of land, described by metes and bounds in said deed, and (2) Tract 2, being 2.9208 acres of land, described by metes and bounds in said deed.

20. 48.5786 acres, more or less, out of the John Van Winkle Survey No. 14, Abstract 786, Travis County, Texas, and being that same 48.5786 acre tract conveyed in Special Warranty Deed dated March 30, 1993, from Texas Commerce Bank-Austin, National Association to Leif Johnson Ford, Inc., recorded in Vol. 11904, Page 2804, Real Property Records of Travis County, Texas, save and except 35.13 acres thereof that have been subdivided into *Windermere, Phase F, Section 3*, a subdivision in Travis County, Texas, according to the Plat recorded in Vol. 94, Pages 346 through 349, Plat Records of Travis County, Texas. This tract is north of Windermere, Phase F, Section Two and Windermere, Phase H, Section Two.

21. 89.45 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, Travis County, Texas, and being that same 89.45 acre tract conveyed in deed dated April 2, 1993, from Henry Renfert, Jr., a single man, to Americo Financial Holdings, L.C., a limited liability company, recorded in Vol. 11991, Page 2339, Real Property Records of Travis County, Texas. This tract is north of Picadilly Drive, east of Grand Avenue Parkway (formerly known as Pflugerville Loop), and south of the remaining portion of Pflugerville Loop.

22. 5.77 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, Travis County, Texas, being Tract No. 2, excepted from the Substitute Trustee's Deed recorded in Vol. 11158, Page 1, Real Property Records of Travis County, Texas, and being further described in metes and bounds in Exhibit A-2 of the Substitute Trustee's Deed. This tract is west of Block A of *Windermere, Phase F, Section One*, east of Grand Avenue Parkway (formerly known as Pflugerville Loop) and south of Black Locust Drive.

23. 11.3857 acres, more or less, being: 19.22 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, Travis County, Texas, being Tract No. 3, excepted from the Substitute Trustee's Deed recorded in Vol. 11158, Page 1, Real Property Records of Travis County, Texas, and being further described by metes and bounds in Exhibit A-3 of the Substitute Trustee's Deed, Save and Except that 7.8343 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, Travis County, Texas, and being that same 7.8343 acre tract conveyed in deed dated May 7, 1991, from Windermere Venture, a Texas Partnership, to Donald J. Cunningham, recorded in Vol. 11932, Page 232, Real Property Records of Travis County, Texas. This tract is north of Black Locust Drive, east of Grand Avenue Parkway (formerly known as Pflugerville Loop), and west of the school tract in Windermere, Phase F, Section One.

24. 7.8343 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, Travis County, Texas, and being that same 7.8343 acre tract conveyed in deed dated May 7, 1991, from Windermere Venture, a Texas Partnership, to Donald J. Cunningham, recorded in Vol. 11932, Page 232, Real Property Records of Travis County, Texas. This tract is south of Picadilly Drive, east of Grand Avenue Parkway (formerly known as Pflugerville Loop), and west of the school tract in Windermere, Phase F, Section One.

Property that has been Disannexed from the Association

25. 9.0991 acres of land, more or less, as described in a disannexation instrument recorded in Vol. 9610, Page 825, Real Property Records of Travis County, Texas, as corrected and re-recorded in Vol. 9637, Page 948, Real Property Records of Travis County, Texas. This land is owned by the Pflugerville Independent School District.

LOTS WHICH MUST BE USED FOR
TOWNHOUSES ONLY

The following lots must be used only for townhouse dwellings. The recorded restriction is listed in the left hand column.

SUBDIVISION AND BLOCK (Source of townhouse restriction in parenthesis)	LOTS IN THE SUBDIVISION
<i>Windermere, Phase A, Section One, Block A</i> (Vol. 7775, Page 340, Article V, Section 1)	Lots 1-A, 1-B, 2-A, 2-B, 22-A, 22-B, 23-A, and 23-B.
<i>Windermere, Phase A, Section One, Block B</i> (Vol. 7775, Page 340, Article V, Section 1)	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, and 11-B.
<i>Windermere, Phase A, Section One, Block C</i> (Vol. 7775, Page 340, Article V, Section 1)	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, and 11-B.
<i>Windermere, Phase A, Section One, Block D</i> (Vol. 7775, Page 340, Article V, Section 1)	Lots 1-A, 1-B, 2-A, 2-B
<i>Windermere, Phase A, Section One, Block E</i> (Vol. 7775, Page 340, Article V, Section 1)	Lots 11-A, 11-B, 12-A, and 12-B. (Block designation corrected in Vol. 7806, Page 961.)
<i>Windermere, Phase E, Block M</i> (Vol. 8752, Page 206)	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, and 27-B.
<i>Windermere, Phase E, Block N</i> (Vol. 8752, Page 206)	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, 28-B, 29-A, 29-B, 30-A, and 30-B.
<i>Windermere, Phase C, Block A</i> (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)	Lots 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, and 21-B.
<i>Windermere, Phase C, Block B</i> (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)	Lots 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, and 22-B.
<i>Windermere, Phase C, Block C</i> (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)	Lots 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, and 22-B.
<i>Windermere, Phase C, Block D</i> (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)	Lots 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, and 10-B.
<i>Windermere, Phase C, Block E</i> (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B.
<i>Windermere, Phase D, Block Q</i> (Vol. 8752, Page 206)	Lots 1, 2, and 55 (Lot 1, Block Q is mistakenly referred to as Lot 1, Block D in Vol. 8752, Page 206)

LOTS THAT MUST BE USED FOR
SINGLE FAMILY DWELLINGS ONLY

The following Lots must be used for single family homes; and each home must be built on adjoining A and B Lots.

<i>Windermere, Phase F, Section One, a Townhouse Subdivision, Block A (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)</i>	Lots 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, and 28-B.
<i>Windermere, Phase F, Section One, a Townhouse Subdivision, Block B (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)</i>	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, 28-B, 29-A, 29-B, 30-A, 30-B, 31-A, and 31-B.
<i>Windermere, Phase F, Section One, a Townhouse Subdivision, Block C (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)</i>	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, and 27-B.
<i>Windermere, Phase F, Section One, a Townhouse Subdivision, Block D (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)</i>	Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, 28-B, 29-A, and 29-B.
<i>Windermere, Phase F, Section One, a Townhouse Subdivision, Block E (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)</i>	Lots 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A, 6-B, 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B, 11-A, 11-B, 12-A, 12-B, 13-A, 13-B, 14-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, 17-B, 18-A, 18-B, 19-A, 19-B, 20-A, 20-B, 21-A, 21-B, 22-A, 22-B, 23-A, 23-B, 24-A, 24-B, 25-A, 25-B, 26-A, 26-B, 27-A, 27-B, 28-A, and 28-B.
<i>Windermere, Phase F, Section Two, a Townhouse Subdivision, Block K-1 (Vol. 7775, Page 335, Article I, Section 5 -- plus lot size and numbering on plat)</i>	Lots 43-A, 43-B, 44-A, 44-B, 45-A, 45-B, 46-A, 46-B, 47-A, 47-B, and 47-C.

OTHER LOTS THAT MUST BE USED FOR
SINGLE FAMILY DWELLINGS ONLY

Except for the Lots referred to in Exhibit C and Lot 1, Block P, *Windermere, Phase F, Section Three*, all other Lots subject to this Declaration shall be used only for single family homes.

LEGAL DESCRIPTION OF COMMON AREAS
AND WHICH ARE OWNED BY THE ASSOCIATION

The following land constitutes the Common Area at the time of adoption of this Revised Declaration. The unplatted tracts below are hereby subjected to this Revised Declaration even though they are not platted. These tracts are hereby declared as Common Area to the extent that they have not been so declared in prior instruments. The complete names of subdivisions are italicized.

1. 5.876 acres of land, more or less, out of the John Van Winkle Survey No. 14 in Travis County, Texas, and being the same 5.876 acre tract conveyed in and dated September 21, 1983, from Three-D Venture to Windermere Homeowners Association in a deed recorded in Vol. 8261, Page 781, Real Property Records of Travis County, Texas. This tract is the Common Area where the swimming pool is located.
2. 0.4752 acres of land, more or less, out of the John Van Winkle Survey No. 14, Abstract No. 786, in Travis County, Texas, and being the same .4752 acre of land conveyed by deed dated September 25, 1986, from Windermere, a joint venture to Windermere Homeowners' Association, recorded in Vol. 9896, Page 620, Real Property Records of Travis County, Texas. This tract is the Common Area adjacent to and immediately east of the above 5.876 acres.
3. Lots 20-A and 20-B, Block A of *Windermere, Phase F, Section One, a Townhouse Subdivision*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 86, Page 19C, 19D, 20A, 20B, 20C and 20D, and as corrected in instruments recorded in Vol. 9700, Page 523; Vol. 9896, Page 620; Vol. 9937, Page 384; and Vol. 9773, Page 887, Real Property Records of Travis County, Texas. These Lots are the lots used as a pedestrian pass-through, connecting Blackthorn Drive to the Common Area park.

EASEMENTS AREAS THAT ARE NOT COMMON ELEMENTS
BUT WHICH THE ASSOCIATION AND LOT OWNERS HAVE ACCESS RIGHTS TO

4. All access easements across the rear of Lots subject to this Revised Declaration if (1) such access easements are shown on the recorded plats thereof and access to the street in front of the Lots are prohibited by such plats or (2) such access easements were expressly contained in the Original Declaration recorded in Vol. 7775, Page 334, Real Property Records of Travis County, Texas.

AREAS BEING USED AS COMMON AREAS
BUT WHICH ARE NOT OWNED BY THE ASSOCIATION

5. Lot 29, Block A of *Windermere, Phase F, Section One, a Townhouse Subdivision*, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 86, Page 19C, 19D, 20A, 20B, 20C and 20D, a subdivision in Travis County, Texas, and as vacated and corrected in instruments recorded in Vol. 9700, Page 523; Vol. 9773, Page 887; Vol. 9937, Page 384; and Vol. 9937, Page 388, Real Property Records of Travis County, Texas. This Lot is the long tract which encompasses the creek and which is west of the 5.876-acres Common Area tract.

[Note: The above Lot is a 9.8254 acre Lot which is designated as a "Park" on the plat and which is currently owned by Texas Commerce Bank-Austin on the date of adoption of this Revised Declaration -- and not the Association. The Association had title to 9.8354 acres at one time by deed recorded in Vol. 10161, Page 0843, Real Property Records of Travis County, Texas but Texas Commerce Bank foreclosed its lien on the property when the original Declarant defaulted. The foreclosure deed is recorded in Vol. 11431, Page 1755, Real Property Records of Travis County, Texas. The 9.8254 acre "Park" Lot is shown on Exhibit D.]

MAP

(for general orientation of the various lots and tracts subject to the Revised Declaration)

STATE OF TEXAS

COUNTY OF TRAVIS

CERTIFICATE OF COMPLIANCE
WITH WINDERMERE DECLARATION REQUIREMENTS

The Windermere Homeowners Association, Inc. hereby certifies that it has approved the Plans and Specifications for improvements on the Lot described below and that in its judgment, the completed buildings, structures, landscaping, and other improvements on the Lot comply with the Declaration of Covenants, Conditions and Restrictions for Windermere - Revised 1996.

The Lot referred to above is legally described as _____
_____ a subdivision recorded in Volume _____, Page _____, Plat
Records of Travis County, Texas.

Date

Member of the Architectural Control Committee
Windermere Homeowners Association, Inc.

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on _____, 1996 by
_____, in the above stated capacity for Windermere Homeowners
Association, Inc., a nonprofit corporation incorporated under the laws of the State of Texas, on behalf of the corporation.

Notary Public for the State of Texas
Printed name of notary _____
My commission expires _____