DECLARATION BY ANNEXATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE VALLEY AT LOST CREEK - PHASE TWO

THIS DECLARATION made this 9 day of October, A.D. 1978 by
VACKAR INTERESTS INC., hereinafter called DECLARANT.

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Travis County, Texas
which is described as The Valley at Lost Creek - Phase Two, as shown by map or
plat of record in Book 17 Pages 1254-1256, Plat Records of Travis County, Texas.

Declarant hereby declares that all of the properties herein described shall
be held, sold and conveyed subject to the easements, restrictions, covenants and
conditions which are for the purpose of protecting the value and desirability of,
and which shall run with the real property and be binding on all parties having
any right, title or interest in the described properties or any part thereof, their
heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Within the provisions of Section 4 of Article IX of the Declaration of
Covenants, Conditions and Restrictions for The Valley at Lost Creek duly recorded
in Volume 6169, Pages 1877 et seq., Deed Records of Travis County, Texas, the
aforedescribed property, to-wit: The Valley at Lost Creek - Phase Two is hereby
annexed to and subjected to all of such covenants, conditions and restrictions as
are contained in the instrument described above.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto
set its hand and seal this 14th day of September, 1978.

VACKAR INTERESTS INC.

BY: WALTER VACKAR, PRESIDENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally
appeared Walter Vacker, President of Vacker Interests, Inc.,
a corporation, 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 Vacker Interests, Inc. and that
he executed the same as the act of such corporation, and in the
capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of

DEED RECORDS
Travis County, Texas

6331 96

Notary Public in and for Travis County, Texas