

FIRST AMENDMENT TO DECLARATION  
OF RESERVATIONS, COVENANTS, AND CONDITIONS  
FOR THE ROCKIN J RANCH SUBDIVISION

WHEREAS, on September 28, 2004, Rockin J Ranch Ltd., a Texas limited partnership (the "Declarant"), filed a Declaration of Reservations, Covenants, and Conditions for the Rockin J Ranch Subdivision in the Official Public Records of Blanco County, Texas (the "Development"), file number 042955 (the "Declaration"); and

WHEREAS, Declarant reserved the right to amend the Declaration; and

WHEREAS, Declarant deems it to be in the best interest of the Development to amend Article III, sections (5) and (8) of the Declaration.

THEREFORE, Article III, sections (5) and (8) of the Declaration are deleted and the following substituted therefore:

1. Article III, section (5) of the Declaration is amended to read as follows:

" Each one-story single-family dwelling constructed on Lots 899-938 and Lots 1,048-1,097 shall contain a minimum of Two Thousand, Four Hundred (2,400) square feet of heated/cooled floor space. Each two-story single-family dwelling constructed on Lots 899-938 and Lots 1,048-1,097 shall contain a minimum of Three Thousand (3,000) square feet of heated/cooled floor space. Each one-story single-family dwelling constructed on any other Lot shall contain a minimum of One Thousand, Eight Hundred (1,800) square feet of heated/cooled floor space. Each two-story single-family dwelling constructed on any other Lot shall contain a minimum of Two Thousand, Two Hundred (2,200) square feet of heated/cooled floor space. The minimum square footage in each case shall be exclusive of all porches, patios, carports, garages or breezeways attached to the main dwelling. All improvements on a Lot shall have at least a 6:12 roof pitch and at least a one-car attached garage. No residential dwelling or structure on any Lot shall exceed Thirty-five feet (35') in height above the highest natural ground level abutting such improvements. A "basement" level is permitted so long as the height restriction herein set forth is not exceeded. The outside walls of each dwelling constructed on Lots 899-938 and Lots 1,048-1,097 shall consist of not less than eighty percent (80%) masonry construction, consisting of brick, ledge stone, fieldstone, or native types of stone veneer. The outside walls of each dwelling constructed on any other Lot shall consist of not less than sixty percent (60%) masonry construction, consisting of brick, ledge stone, fieldstone, or native types of stone veneer. Improvements constructed exclusively with log or cedar siding shall not require any masonry.

2. Article III, section (8) of the Declaration is amended to read as follows:

"Fences may only be constructed on a Lot with approval of the Committee. No fence may create a safety hazard or create a sight-line hazard on any street intersection. Privacy fences higher than four feet (4'), chain link fences, cable or wire fences or other similar-type fences are prohibited. The front of any fence may not be closer to the front Lot line than the front of a residential dwelling. Fences along the rear lot line of any Lot

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that abuts or is adjacent to golf course fairways or greens shall be constructed of black wrought-iron spaced between masonry posts approximately ten feet (10') apart, with each post having dimensions of one foot (1') in width, one foot (1') in length and five feet (5') in height. In all cases, fences shall be completed within two (2) months from the commencement date thereof.

Except as amended herein, the Declaration shall remain in full force and effect.

In witness whereof, the Declarant has caused this instrument to be executed on the 10<sup>th</sup> day of May, 2006.

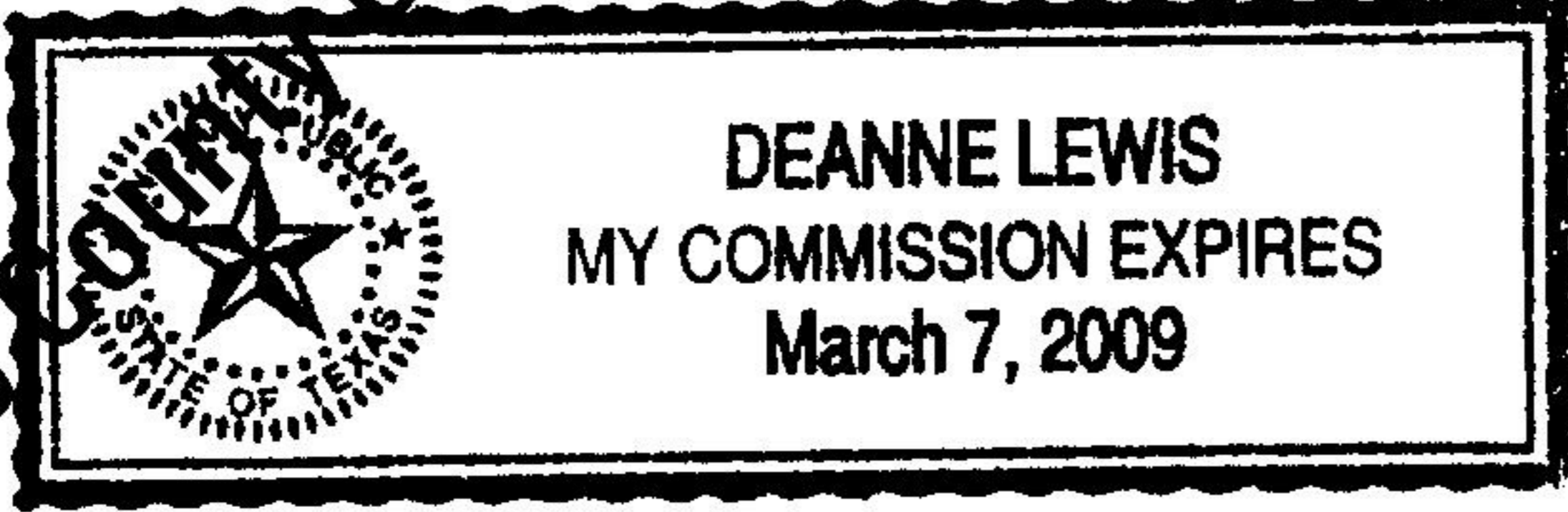
Rockin J Ranch, Ltd.

By: [Signature]  
Lee R. Roper, President of RJR, L.L.C.,  
its general partner

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on this the 10<sup>th</sup> day of May, 2006, by Lee R. Roper, President of RJR Ranch, L.L.C., a Texas limited liability company, the general partner of Rockin J Ranch, LTD., a Texas limited partnership, on behalf of said company and partnership.



[Signature]  
Notary Public in and for the State of Texas

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law  
STATE OF TEXAS  
COUNTY OF BLANCO  
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped heron by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

Filed this 15 day of May 2006  
10:39 A.M.

KAREN NEWMAN  
County Clerk, Blanco County, Texas  
By [Signature] Deputy

MAY 19 2006



[Signature]  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

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