

**SEVENTH AMENDMENT OF 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" or "Subdivision"), file number 042956 (the "Declaration" herein); and

WHEREAS, on May 15, 2006, Rockin J Ranch, Ltd., a Texas limited partnership (the "Declarant"), filed the First Amendment to Declaration of Reservations, Covenants, and Conditions for the Rockin J Ranch Subdivision in the Official Public Records of Blanco County, Texas (the "Development"), Volume 0342, Page 042 (the "First Amendment"); and

WHEREAS, on February 4, 2008, Rockin J Ranch, Ltd., a Texas limited partnership (the "Declarant") filed the Second Amendment to Declaration of Reservations, Covenants, and Conditions for the Rockin J Ranch Subdivision in the Official Public Records of Blanco County, Texas (the "Development"), Volume 380, Page 956 (the "Second Amendment"); and

WHEREAS, on September 20, 2010, Rockin J Ranch, Ltd., a Texas limited partnership (the "Declarant") filed the Third Amendment to Declaration of Reservations, Covenants, and Conditions for the Rockin J Ranch Subdivision in the Official Public Records of Blanco County, Texas, Volume 428, Page 0093, (the "Third Amendment"); and

WHEREAS, on May 29, 2012, Rockin J Ranch, Ltd., a Texas limited partnership, filed the Fourth Amendment of Declaration of [sic] Reservations, Covenants [sic], and conditions for the Rockin J Ranch Subdivision in the Official Public Records of Blanco County, Texas, in Volume 455, Page 122 ( "Fourth Amendment"); and

WHEREAS, in December 2019, Rockin J Ranch, Ltd., a Texas limited partnership, filed the Fifth Amendment of Declaration of Reservations, Covenants, and conditions for the Rockin J Ranch Subdivision at Clerk's File No. 194288 in the Office of Public Records of Blanco County, Texas.

WHEREAS, in May 2022, Rockin J Ranch, Ltd., a Texas limited partnership, filed the Sixth Amendment of Declaration of Reservations, Covenants, and conditions for the Rockin J Ranch Subdivision at Clerk's File No. 222516 in the Official Public Records of Blanco County, Texas.

WHEREAS, Declarant reserved the right to alter, modify, or amend the Declaration; and

WHEREAS, Declarant has determined it is proper and necessary and in the best interest of the Development to amend the Declaration to change the provisions identified below.

NOW, THEREFORE, the Declaration is amended, altered, or modified to read as follows:

I.

Article II, Section 4 of the Declaration is further amended, altered or modified to read as follows, partially repealing part of the Fifth Amendment that was overly vague and had questionable validity in terms of how it was being applied. Article II, Section 4 now reads as follows:

(4) The architectural review authority of the Association, whether called architectural control committee or architectural review committee, however designated or named by the Association ("ACC" or "Committee" herein) shall review applications for proposed improvements in order to ensure (i) conformity of the proposed improvements with the covenants, conditions and restrictions contained in this Declaration, (ii) compliance with construction standards promulgated by the Declarant, and (iii) harmony of external design and color thereof in relation to surrounding structures and topography. Action on an application may be rejected for providing insufficient information. If an application is rejected, the ACC will detail the reasons for rejection to assist the applicant to remedy the deficiencies

All language under Roman Numeral I in the Fifth Amendment to the Declaration (being the section of such amendment that amended Article II, Section 4 of the Declaration) that is not restated above, is hereby rescinded.

II.

The following additional provisions are also added to Article II, Section 4 of the Declaration relating to the ACC:

The ACC will have no power to deny proposed plans by a member because of any concern that there may be too many homes being built at one time, whether the home is a "speculative home" (meaning a home that is not sold to the intended occupant prior to construction starting) or otherwise; and the ACC shall have no power to prevent an owner from building a home only because the owner already has one or more other homes under construction or one or more other homes that have been constructed but not sold.

The ACC should approve proposed plans for improvement by a member unless the plans clearly indicate a violation of a restriction set forth in the Declaration of Reservations, Covenants and Conditions For the Rockin J. Ranch Subdivision as amended ("Declaration"). Put another way, the default position is that the ACC must approve plans for improvements proposed by an owner or agent on his, her, or its behalf unless the ACC determines such plans are in material violation of the Declaration and, if denied, the ACC must identify the specific restriction of the Declaration that the plans violate so as to give the owner a meaningful opportunity to cure with a new submission.

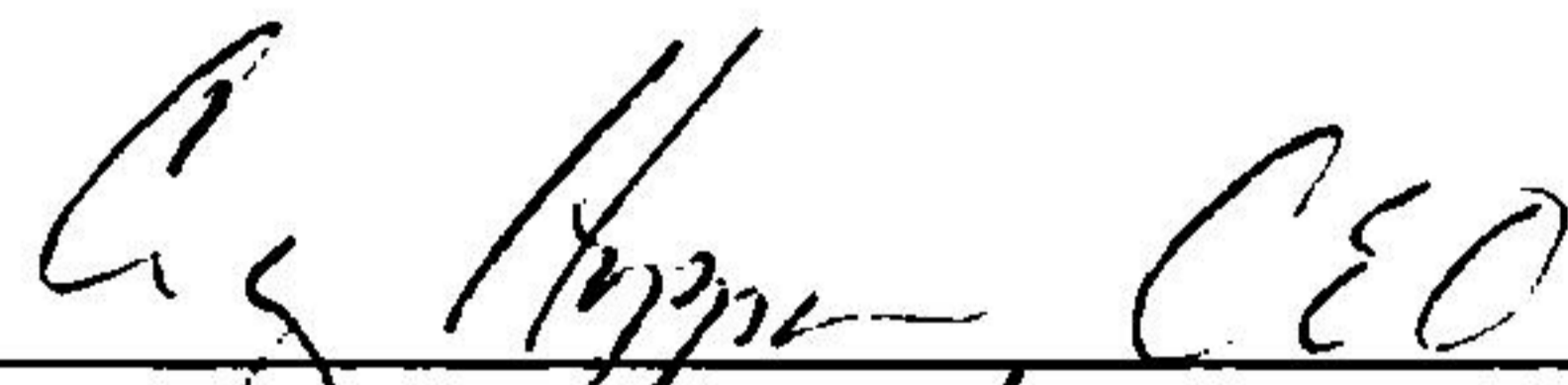
The ACC will have no power to make decisions upon its review of proposed plans for improvements to deny same based on its "sole" or "absolute discretion" or on any other purely subjective standard. However, to the extent the ACC exercises discretion in denying proposed plans for improvements that is allowed by the Declaration, it will be presumed that the exercise of such discretion by the ACC is reasonable. If there is a denial by the

ACC of an owner's proposed plans, and such denial is timely appealed to the Board of Directors, the Board of Directors of the Association may take up such matter de novo, as if taken up by the ACC for the first time, and may consider any new information presented by the appealing applicant. If the ACC denies plans and if such denial is timely appealed to the Board, and the Board affirms the denial, the owner may judicially challenge the denial of its proposed plans for improvements if the owner demonstrates that the denial, and any exercise any discretion by the ACC or Board in connection with such denial, was arbitrary, capricious or discriminatory.

The identity, gender, profession, age, religious or political affiliation, or other characteristics of the owner shall not be a factor in the consideration of proposed plans by an owner. The nature of an owner as a company, partnership, corporation, limited liability company, Trust or other entity, shall not be a factor in the consideration of proposed plans by an owner; any application for improvements by any owner, whether individual or company, shall not be treated differently because of the nature of ownership of the property sought to be improved. No provision in any architectural or design guidelines of the Association or ACC may place more onerous burdens on an owner of a lot merely because of the characteristics or identity of an owner who is an applicant seeking approval of proposed improvements. For example, no provision in the Declaration as amended or any design guidelines of the ACC or Association may be promulgated, interpreted, or applied to place more onerous burdens on an owner of a lot merely because that owner is a homebuilder at the time of the proposed improvements, as opposed to a non-homebuilder owner. Any provision in any design guidelines or rules of the Association or the ACC that is inconsistent with the Declaration as amended, including but not limited to any guideline or ACC rule that purports to limit the number of speculative homes (spec homes) that an owner, builder, or contractor may have under construction at any point in time, is unenforceable. Any provision in any guideline or purported rule of the ACC or the Association that seeks to be applicable only to builders as opposed to non-builder owners would be contrary to the Declaration as amended, and is not enforceable.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on the 23rd day of February, 2026.

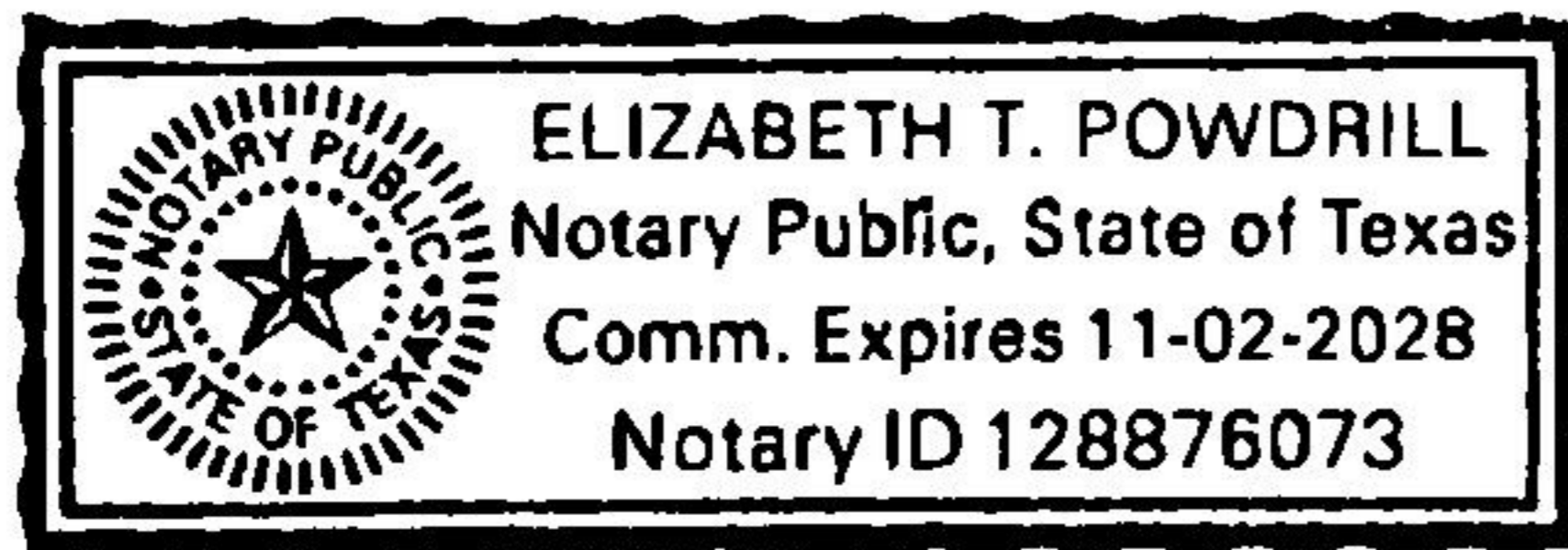
ROCKIN J RANCH LTD.

By:  CEO  
Craig Hopper, Authorized Agent  
of RJR Ranch, LLC, its general partner

STATE OF TEXAS  
COUNTY OF TRAVIS

§  
§  
§  
Before me, the undersigned notary public, on this day personally appeared Cray Hopper, Authorized Agent of RJR Ranch, LLC, its general partner, and known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of the office the 23rd day of February, 2026.



*Elizabeth T. Powdrill*  
\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Rockin J Ranch, Ltd.  
c/o Peter Kilpatrick  
Langley & Banack  
745 E. Mulberry  
San Antonio Texas 78212

Blanco County Unofficial Copy

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Blanco County Unofficial Copy

Blanco County Unofficial Copy

Blanco County  
Laura Walla  
Blanco County Clerk

Blanco County Unofficial Copy

Instrument Number: 260607

eRecording - Real Property

DECLARATION

Recorded On: February 23, 2026 01:53 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$32.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 260607  
Receipt Number: 20260223000011  
Recorded Date/Time: February 23, 2026 01:53 PM  
User: Janice C  
Station: Clerk3

Record and Return To:

CSC



STATE OF TEXAS  
Blanco County

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.

Laura Walla  
Blanco County Clerk  
Blanco County, TX

*Laura Walla*