

**EIGHTH 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 (the "Development" or "Subdivision") in the Official Public Records of Blanco County, Texas, file number 042955 (the "Declaration" or "Doc # 042955" herein); and

WHEREAS, on May 15, 2006, 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, Volume 0342, Page 042 (the "First Amendment"); and

WHEREAS, on February 4, 2008, 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, Volume 380, Page 956 (the "Second Amendment"); and

WHEREAS, on September 20, 2010, 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 20, 2012, Declarant 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, Declarant 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 Official Public Records of Blanco County, Texas; and

WHEREAS, in May 2022, Declarant 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, purporting to amend not just itself, but provisions in a separate Declaration Regarding the Establishment of the Rockin J. Ranch Maintenance Corporation (Doc # 042956); and

WHEREAS, in February 2026, Declarant filed the Seventh Amendment of the Declaration of Restrictions, Covenants, and conditions for the Rockin J. Ranch Subdivision at Clerk's file No. 260607 in the Official Public Records of Blanco County, Texas; and

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

WHEREAS, the amendments below are determined by the Declarant to be proper and necessary, NOW, THEREFORE,

I.

Consistent with the Seventh Amendment, the provisions under the original Declaration at Article III Paragraph (25) regarding General Contractor's signs and residential "For Sale" signs, as to provisions in Article III Paragraph (25) that allowed the Association to limit sign permits issued by the Committee for the stated purpose of preserving the non-commercialization of the

residential sections of the Subdivision, such terms are rescinded. However, while "For Sale" signs need not be the subject of a permit process any longer, they shall, when posted, be professionally prepared, no larger than 24 inches by 26 inches in size and staked to the ground.

II.

The following additional provisions are also added to the end Article IV, Section 4 of the Declaration (Doc #042955) as a new paragraph (8). Article IV, Section 4 of said Declaration (Doc #042955) is now added to provide as follows:

To encourage resolution and potentially avoid expenses of litigation, before any lawsuit is filed by the Association or its Architectural Control Committee ("ACC") against a member of the Association or any builder building on behalf of a member, and before any member would file a lawsuit against the Association or its ACC involving in any way land use restrictions, the ACC's denial of proposed improvements, or involving an allegation involving the Declaration as amended, unless the circumstances are truly urgent requiring the filing of suit to obtain an emergency temporary restraining order, the parties must first seek to mediate their dispute before a mutually agreeable mediator before filing suit. Any party violating this provision by filing suit prematurely will be precluded from seeking attorney's fees or court costs against the other.

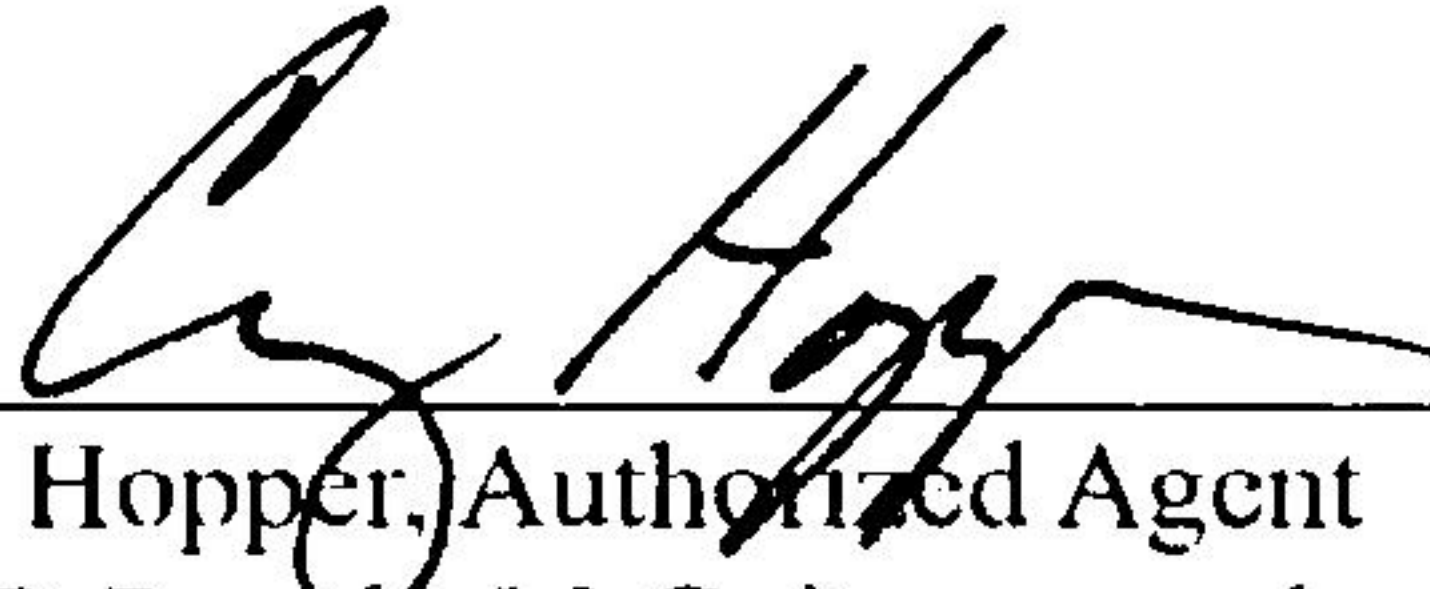
III.

The following additional provisions are added as (3) under Paragraph I. Maintenance Corporation of the Declaration (Doc #042955)

3. Until such time that Declarant owns less than 10 lots in the Subdivision, no Policies or Rules or Regulations of any kind affecting these Restrictions, the golf course, the membership, or Declarant may be issued or adopted by the Board of Directors of the Association or its ACC, without the express written consent of the Declarant, and no such policy or rule or regulation may be recorded in the real property records of Blanco County, Texas without the express written approval of the Declarant.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on the 15th day of May, 2026.

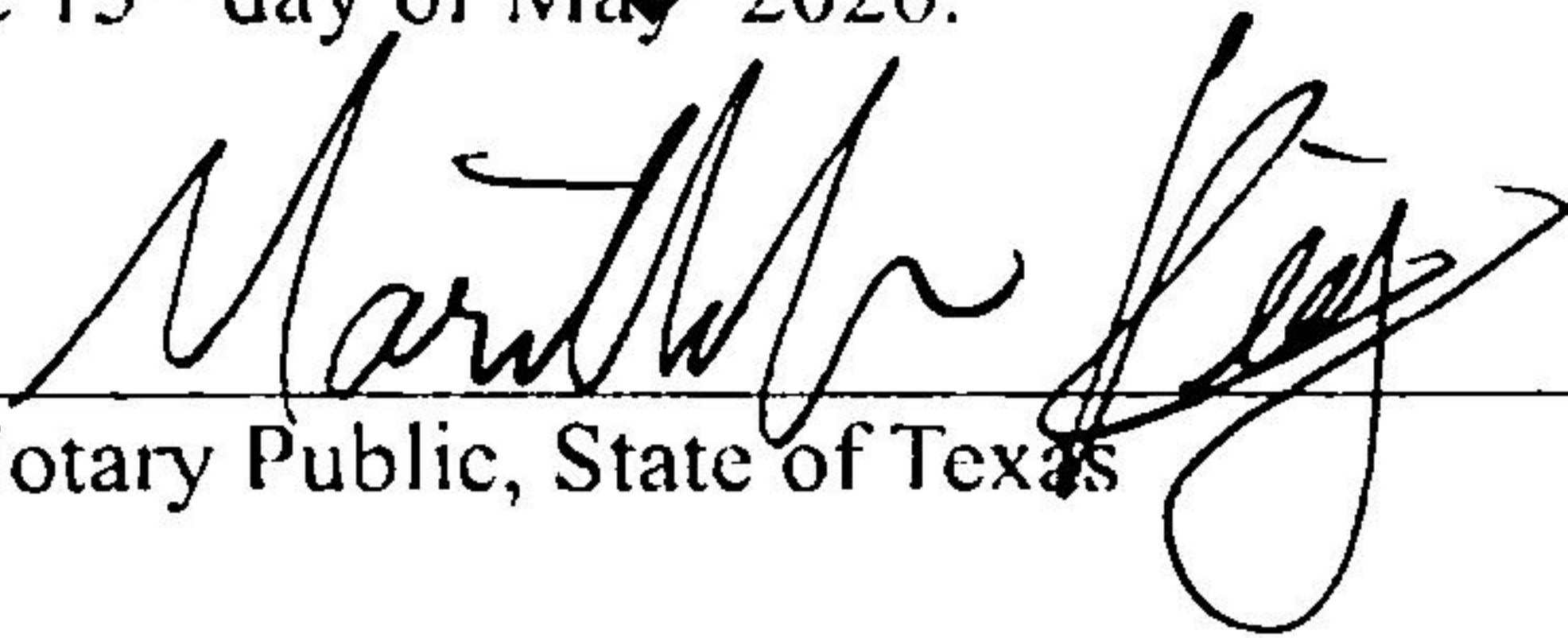
ROCKIN J RANCH LTD.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

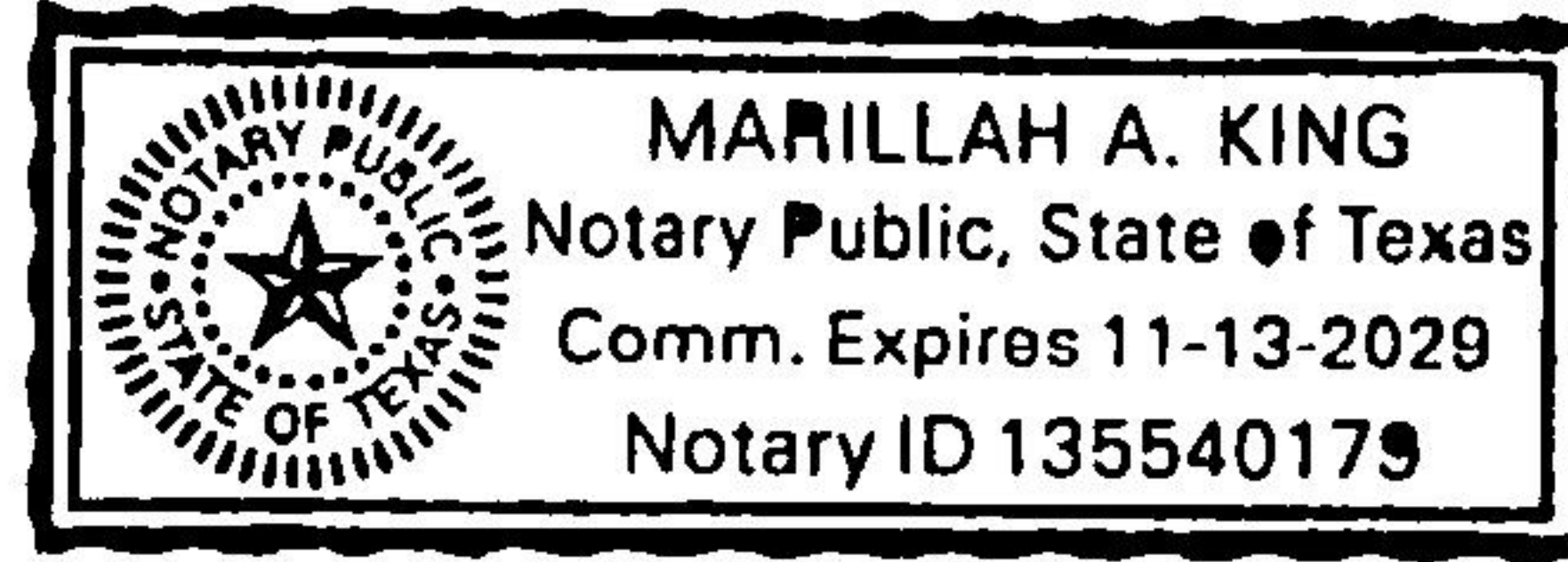
Before me, the undersigned notary public, on this day personally appeared Craig Hopper, Authorized Agent of RJR Ranch, LLC, its general partner, and known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing 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 15th day of May 2026.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Rockin J Ranch, Ltd.
c/o Peter Kilpatrick
Langley & Banack, Inc.
745 E. Mulberry, Suite 700
San Antonio Texas 78212



Blanco County Unofficial Copy

Blanco County
Laura Walla
Blanco County Clerk

Blanco County Unofficial Copy

Instrument Number: 261633

eRecording - Real Property
AMENDMENT

Recorded On: May 15, 2026 04:02 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$28.00

***** 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: 261633
Receipt Number: 20260515000008
Recorded Date/Time: May 15, 2026 04:02 PM
User: Laura W
Station: Clerk2

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