

**THIRD 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, 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 in Vol. 0342, Page 612 (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 in Vol. 0380, Page 956 (the "Second Amendment"); 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 section (9) of the Declaration.

THEREFORE, Article III, Section (9) of the Declaration is amended to read:

No improvements shall be constructed on a Lot within fifty feet (50') of the front and rear setback lines, and within twenty feet (20') of the side setback lines unless dimensions are otherwise set forth on a subdivision plat or a portion of the property, duly recorded and filed in the Official Records of Blanco County, Texas, or otherwise required by applicable zoning regulations. In specific cases where topographic restrictions prevent compliance with the above referenced setback lines, a variance may be granted for that specific lot by the Committee upon written request from the property owner. Subject to applicable state and local rules, all deviations of the setback lines must first be approved by the Committee.

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

In witness whereof, the Declarant has caused this instrument to be executed on the 20<sup>th</sup> day of September, 2010.

Filed this 12<sup>th</sup> day of Oct, 2010  
11:45 A M

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

Rockin J Ranch, Ltd.

By: [Signature]  
Lee R. Roper, President of RJR Ranch,  
LLC, Its General Partner

STATE OF TEXAS §

COUNTY OF BLANCO §

This instrument was acknowledged before me on this 20<sup>th</sup> day of September, 2010, by Lee R. Roper, President of RJR Ranch, LLC, a Texas limited liability company, the general partner of Rockin J Ranch, LTD., a Texas limited partnership, on behalf of said company and partnership.



*Mary Haynes*  
Notary Public in and for the State of Texas

Blanco County Unofficial Copy

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 hereon by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

OCT 14 2010



*Loren Neuman*  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

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