

SCANNED

**AMENDMENT TO DEED RESTRICTIONS
FOR
ROLLING RIDGE SUBDIVISION, UNIT #1A**

THIS AMENDMENT TO DEED RESTRICTIONS FOR ROLLING RIDGE SUBDIVISION, UNIT #1A is made the 22nd day of November, 2004, by and on behalf of a majority of the owners of property within Rolling Ridge Subdivision, Unit #1A, by **ROLLING RIDGE CLUB ASSOCIATION, INC.** (the "Association").

WHEREAS, by instruments dated April 26, 1966, and recorded in Volume 5553, Page 618 of the Deed Records of Bexar County, Texas, and in Volume 5553, Page 623 of the Deed Records of Bexar County, Texas, and by Declaration of Covenants, Conditions, and Restrictions dated September 11, 1967, and recorded in Volume 5825, Page 430 of the Deed Records of Bexar County, Texas, and by instrument dated November 23, 1992, and recorded in Volume 5589, Page 363, Official Public Records of Real Property of Bexar County, Texas, the real property below described was subjected to certain conditions and restrictions (the "Restrictions"), as therein provided; and

WHEREAS, the real property which is subject to the Restrictions is legally described as follows, to-wit:

Rolling Ridge Subdivision, Unit #1A, a subdivision in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 5700, Page 173, Deed and Plat Records of Bexar County, Texas; and

WHEREAS, said Restrictions were made and adopted to run with the Real Property and land, be binding upon the grantor and upon all parties and persons claiming through or under the grantor, until January 1, 1992, and to continue thereafter for successive periods of ten (10) years each, until the vote of a majority of the then-owners of plots in Rolling Ridge Subdivision, Unit #1A; and

WHEREAS, ROLLING RIDGE CLUB ASSOCIATION, INC., is the homeowners' association for Rolling Ridge Subdivision, Unit #1A, in which the Real Property subject to said Restrictions is located; and

WHEREAS, the Board of Directors of the Association reviewed said Restrictions and proposed to the owners of the lots within Rolling Ridge Subdivision Unit #1A that

said Restrictions be revised in accordance with the recommendations of the Board of Directors of the Association; and

WHEREAS, a written vote of the owners of lots and plots within Rolling Ridge Subdivision, Unit #1A, was undertaken in regard to adoption of amendments to said Restrictions; and

WHEREAS, a majority of the owners of the plots and properties and the Real Property in Rolling Ridge Subdivision, Unit #1A, have agreed to change said Restrictions by written vote, with the ownership of each said plot or property being entitled to one vote:

NOW, THEREFORE, it is, accordingly, declared by and on behalf of the owners of a majority of the plots and properties and the Real Property subject to said Restrictions in Rolling Ridge Subdivision, Unit #1A, that said Restrictions are hereby amended as follows:

1. Paragraph G of the Restrictions is hereby amended to read as follows:

No single family dwelling may be erected on any lot in the subdivision containing an area less than 1,000 square feet of habitable floor space, exclusive of one-story open porches and garages. No additional carports are permitted. No garage containing less than 230 square feet of combined garage and storage space, and no detached or semi-detached servant's quarters containing less than 150 square feet will be permitted on a single family dwelling lot. If a dwelling is replaced, the replacement dwelling shall be of a cost not less than the greater of (a) the value of the replaced dwelling as finally determined for real property taxation purposes for the most recent year for which a final value for real property taxation purposes has been determined for the replaced dwelling or (b) the average of the final values for real property taxation purposes of the two dwellings located on either side of the replaced dwelling. The intent and purpose of this covenant is to assure that the replacement dwelling shall be of a quality of workmanship and materials, and architectural style, that is substantially the same or better than that of the dwelling being replaced or of the dwellings on either side of the replacement dwelling.

2. Paragraph H of said Restrictions is hereby amended to read as follows:

All driveways in the subdivision shall be surfaced with concrete.

3. Paragraph K of said Restrictions is hereby amended to read as follows:

No radio or television reception devices shall be permitted on any portion of any lot forward of the front lines of the main building.

4. Said Restrictions, as amended herein, shall continue to be binding upon the property within Rolling Ridge Subdivision, Unit #1A, a subdivision in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 5700, Page 173, of the Deed and Plat Records of Bexar County, Texas.

EXECUTED this 24th day of November, 2004.

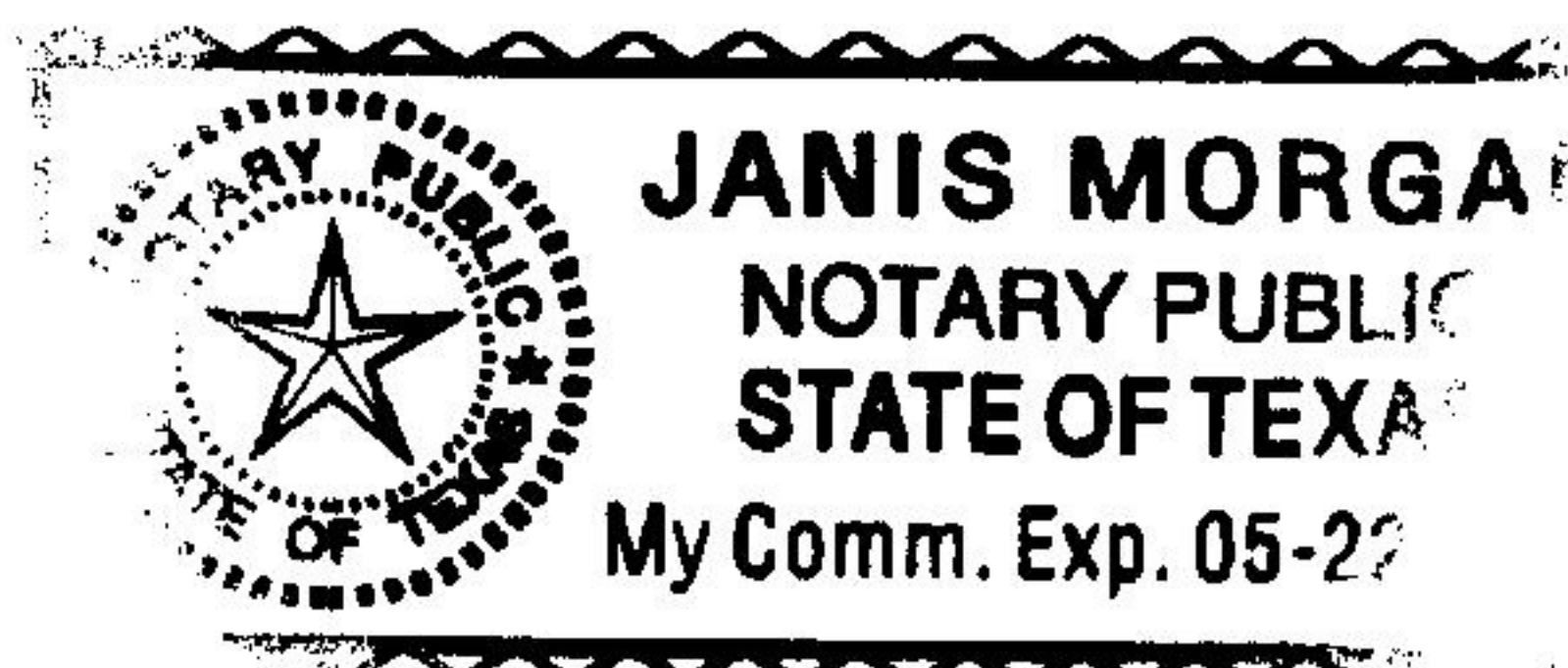
ROLLING RIDGE CLUB ASSOCIATION, INC.

By: Lucille Alcozer
Lucille Alcozer, President

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on this 24th day of November, 2004, by LUCILLE ALCOZER, President of ROLLING RIDGE CLUB ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Rolling Ridge Club Association, Inc.
P. O. Box 28393
San Antonio, TX 78228-0393

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 24 2004



[Signature]
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040269456 Fees: \$18.00
11/24/2004 9:20AM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK