



VG-29-2025-251605

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 251605

Real Property Recordings

Recorded On: May 22, 2025 12:08 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: 251605
Receipt Number: 20250522000004
Recorded Date/Time: May 22, 2025 12:08 PM
User: Sheila M
Station: cclerk01

Record and Return To:

THE WOODS AT FLAT ROCK CREEK



**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

NOW THEREFORE, pursuant to the authority contained in the Original Declaration, the undersigned, hereby amends the Original Declaration as follows:

1. That portion of Article III, Section 3.04 that currently reads as follows:

3.04. Guest Quarter. One guest quarter may be built upon each Lot subject to the condition that the quarter should have a minimum area of five hundred square feet (500 sq.ft.) and its maximum size cannot exceed fifty percent (50%) of the size of the main dwelling. A guest quarter must be constructed with a minimum of three feet (3') of wainscot, constructed of stone or brick, on all sides of the exterior. A guest quarter must be built along with or after the construction of the main dwelling and may not be built or occupied prior to the main dwelling unit being occupied. A guest quarter must be constructed with material harmonious with the main dwelling, and located behind main dwelling. The guest quarter shall not be individually rented. Any rentals of a guest quarter must also include the rental of the main dwelling and is subject to the restrictions set forth in Section 3.37 below.

is hereby deleted and replaced with the following:

3.04. Guest Quarter. One guest quarter may be built upon each Lot subject to the condition that the quarter should have a minimum area of five hundred square feet (500 sq.ft.) and its maximum size cannot exceed fifty percent (50%) of the size of the main dwelling. A guest quarter must be built along with or after the construction of the main dwelling and may not be built or occupied prior to the main dwelling unit being occupied. A guest quarter must be constructed with material harmonious with the main dwelling, be located behind the main dwelling and must meet the masonry requirements set forth in Section 3.18. The guest quarter shall not be individually rented. Any rentals of a guest quarter must also include the rental of the main dwelling and is subject to the restrictions set forth in Section 3.37.

2. That portion of Article VII, Section 7.02(b) that currently reads as follows:

(b) The initial Annual Assessment for each Lot abutting the interior Roads within the Subdivision shall be six hundred dollars (\$600.00) per Lot. For Lots abutting County Road 305 (Old Marble Falls Road) or County Road 306 (Lincoln Smith Road), the initial Annual Assessment shall be three hundred dollars (\$300.00) per Lot. The Annual Assessment is payable in advance and due on January 31st of each calendar year. All other matters related to the collection, expenditure, and administration of the Annual Assessment shall be determined by the Association's Board of Directors, subject to the provisions herein.

is hereby deleted and replaced with the following:

(b)The initial Annual Assessment for each Lot abutting the interior Roads within the Subdivision shall be six hundred dollars (\$600.00) per Lot. For Lots abutting County Road 305 (Old Marble Falls Road) or County Road 306 (Lincoln Smith

Road), the initial Annual Assessment shall be three hundred dollars (\$300.00) per Lot; however, for Lots 3, 47, 61, and 74, which are required to access the Subdivision via the interior Roads of the Subdivision, the initial Annual Assessment shall be six hundred dollars (\$600.00) per Lot. The Annual Assessment is payable in advance and due on January 31st of each calendar year. All other matters related to the collection, expenditure, and administration of the Annual Assessment shall be determined by the Association's Board of Directors, subject to the provisions herein.

If any provision of this First Amendment is found to be in conflict with the Original Declaration, this First Amendment shall control. All other provisions of the Original Declaration not amended herein shall remain in full force and effect.

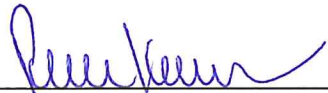
IN WITNESS WHEREOF, this First Amendment To The Declaration Of Covenants, Conditions, Restrictions, Easements, Charges and Liens For The Woods at Flat Rock Creek Subdivision filed of record on April 28, 2025, under Instrument Number 251300 of the Official Public Records of the Blanco County Clerk, Blanco County Texas shall be effective upon recording in the Official Records of Blanco County, Texas.

SIGNED this the 22nd day of May 2025.

[Signature follows on next page]

The Woods at Flat Rock Creek, LLC, a
Delaware limited liability company

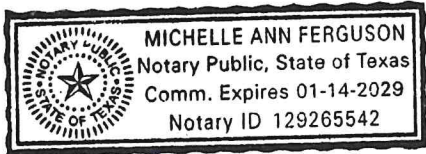
By: American Land Partners, LLC, a Delaware
limited liability company, Manager

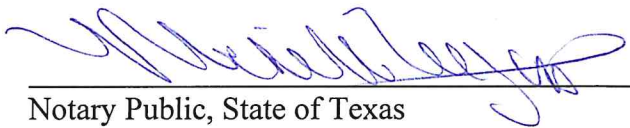
By: 
Price Keever, Authorized Agent

STATE OF TEXAS §
COUNTY OF BURNETT §

Before me, the undersigned Notary Public, on this day personally appeared Price Keever who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 22nd day of May 2025.




Notary Public, State of Texas