

Hays County
Linda C. Fritsche
County Clerk
San Marcos, Texas 78666



70 2008 80025160

Instrument Number: 2008-80025160

As

Recorded On: August 22, 2008

OPR RECORDINGS

Parties: CREEK ROAD RANCH INC

To

Billable Pages: 4

Number of Pages: 5

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

OPR RECORDINGS	28.00
Total Recording:	28.00

***** DO NOT REMOVE 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: 2008-80025160

Receipt Number: 201654

Recorded Date/Time: August 22, 2008 02:38:24P

Book-Vol/Pg: BK-OPR VL-3467 PG-658

User / Station: C Sanchez - Cashiering #4

Record and Return To:

HURST SAVAGE & VANDERBURG LLP

ATTN: CORINA R HINOJOS

814 W. 10TH STREET

AUSTIN TX 78701-2005



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Linda C. Fritsche

Linda C. Fritsche, County Clerk

**SECOND AMENDMENT
DECLARATION OF PROTECTIVE COVENANTS
FOR CREEK ROAD RANCH**

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

This Second Amendment to Declaration of Protective Covenants for Creek Road Ranch (this "Amendment") is made to be effective as of the date recorded in the Official Public Records of Hays County, Texas, with respect to the following facts:

A. The Declaration of Protective Covenants for Creek Road Ranch is recorded in Volume 2041, Page 548, Official Public Records of Hays County, Texas (the "Declaration"). The Declaration has been supplemented and modified by a First Supplemental Declaration for Declaration of Protective Covenants for Creek Road Ranch, recorded in Volume 2463, Page 705, Official Records of Hays County, Texas (the "First Supplement") and by an Amendment to and Second Supplemental Declaration of Protective Covenants for Creek Road Ranch, recorded in Volume 3028, Page 89 of the Official Records of Hays County, Texas (the "Second Supplement").

B. Creek Road Ranch, Inc., a Texas corporation ("Declarant"), is the "Declarant" under the Declaration.

C. The Declaration, First Supplement and Second Supplement each establish as to the original Property, and as to the property annexed by the First Supplement and the Second Supplement, the Inclusive Building Area, Pasture Area and Scenic Buffer Easements for each of the Lots.

D. Article XI, Section 11.4 of the Declaration permits Declarant to amend the Declaration, and Declarant hereby amends the Declaration as more particularly described below.

NOW, THEREFORE, Declarant declares as follows:

1. Lot 1, Section 2. The Inclusive Building Area, Pasture Area and Scenic Buffer Easements (if any) for Lot 1, Creek Road Ranch Section 2, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Book 11, Pages 321-323, Plat Records of Hays County, Texas ("Lot 1, Section 2"), are as shown on **Exhibit A** attached to this Amendment and incorporated herein for all purposes. As to Lot 1, Section 2 (but not as to any other Lot), the Inclusive Building Area, Pasture Area and Scenic Buffer Easements so depicted on **Exhibit A** attached hereto shall control any conflicting or inconsistent depictions and/or provisions in the Declaration, First Supplement or Second Supplement.

2. Modification of Lot Area Designations. The Declaration is amended to provide that from and after the date of this Amendment, the DRC, with the approval of the Owner of the affected Lot, may modify the Inclusive Building Area, Pasture Area and/or Scenic Buffer Easement situated on the applicable Lot. Any such modification shall be effective as to the applicable Lot on the date an instrument that sets forth the modification, executed and acknowledged by the Owner of the Lot and at least two (2) members of the DRC, is recorded in the Official Records of Hays County, Texas.

3. Definitions; Ratification. Capitalized terms used in this Amendment and not otherwise defined shall have the same meaning as set forth in the Declaration. Expressly as expressly provided herein, Declarant hereby ratifies and confirms the Declaration in all respects.

Executed on the date set forth below to be effective the date first stated above.

DECLARANT:

CREEK ROAD RANCH, INC., a Texas corporation

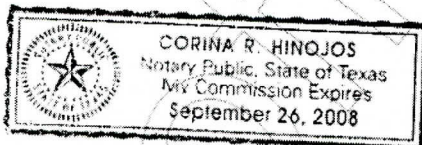
By: Whit H. Hanks
Whit H. Hanks, President

THE STATE OF TEXAS
COUNTY OF HAYS

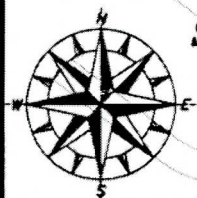
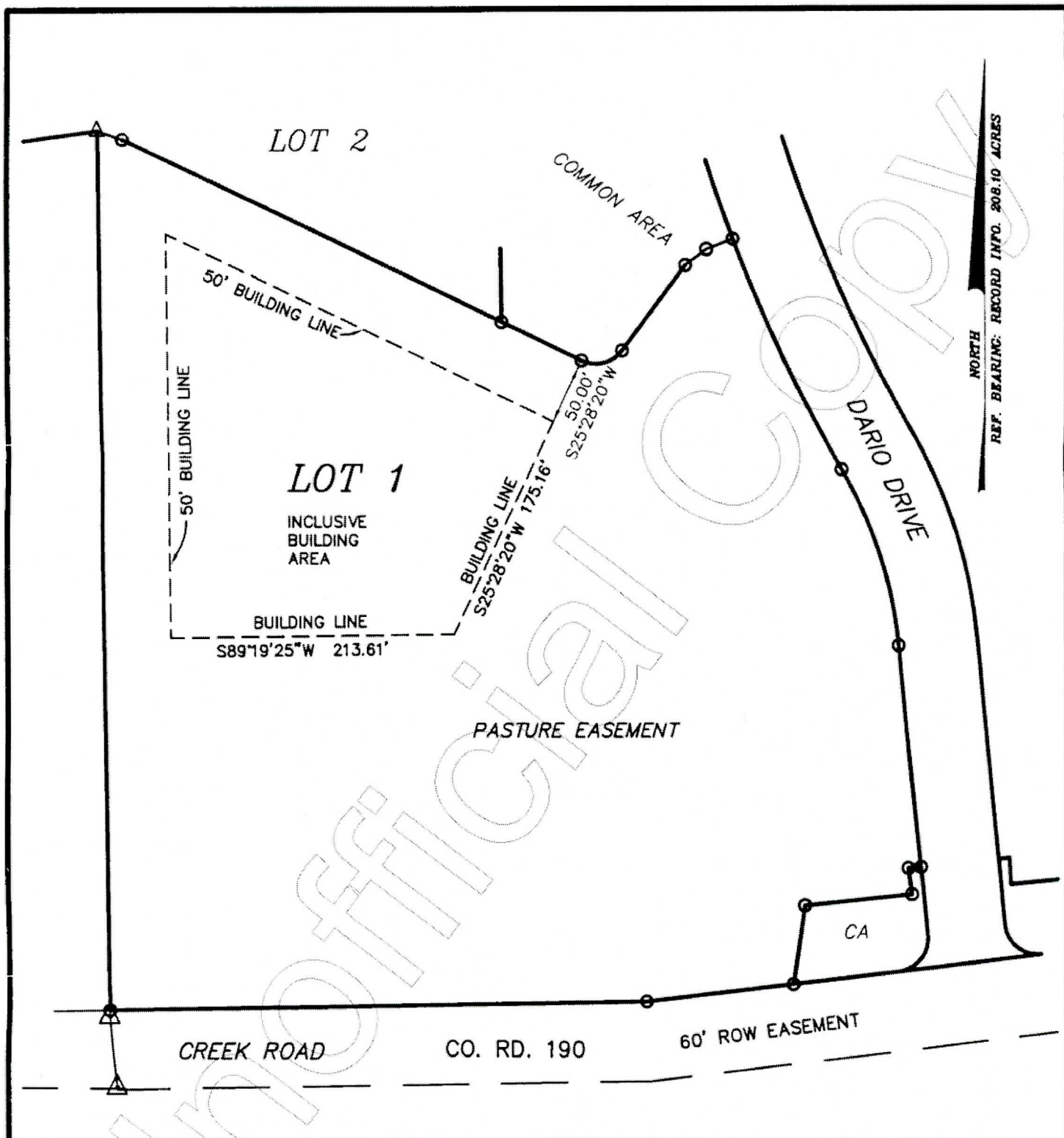
§
§
§

This instrument was acknowledged before me on August 10, 2008, by Whit H. Hanks, President of **CREEK ROAD RANCH, INC.**, a Texas corporation, on behalf of said corporation.

[SEAL]



Corina R. Hinojos
NOTARY PUBLIC, State of Texas
Print Name: Corina R. Hinojos



STAUDT SURVEYING, INC.

Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858-2236

PROTECTIVE COVENANTS EXHIBIT "A"

LOT 1
CREEK ROAD RANCH
SECTION TWO
HAYS COUNTY, TEXAS

100 50 0 100 200

GRAPHIC SCALE IN FEET

Rev.

Date: JUNE 2008

Dr. By: TES

Job #: S04013

DWG #: CRR2PCR

S08047B

**AFTER RECORDING
PLEASE RETURN TO:**

Ann E. Vanderburg
Hurst, Savage & Vanderburg, L.L.P.
814 W. Tenth Street
Austin, Texas 78701

Unofficial Copy