

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
BRIDLEWOOD RANCHES**

WHEREAS, BRIDLEWOOD RANCHES is a subdivision located in Hays County, Texas, burdened by Restrictions set forth in the document entitled "Declaration of Covenants, Conditions and Restrictions, BRIDLEWOOD RANCHES", which document is recorded under Clerk's Document No. 02026907, Volume 2075, Page 512, in the Official Public Records of Hays County, Texas ("Restrictions"); and,

WHEREAS, the Owners of lots in BRIDLEWOOD RANCHES desired to amend such Restrictions; and,

WHEREAS, Section 10.02 of the Restrictions provides that the Restrictions may be amended or changed, in whole or in part, at any time by the written agreement or by signed ballots voting for such amendment, of the Members (Owners) having not less than two-thirds (2/3rds) of all of the votes of the Subdivision; and,

WHEREAS, a vote of the membership was taken pursuant to Section 10.02 and more than two-thirds of all of the Owners of the Subdivision voted to amend the Restrictions as set forth below; and,

WHEREAS, this Amendment is being filed in compliance with Section 10.02 of the Restrictions; and,

NOW THEREFORE, premises considered, the Board of Directors of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION as representatives of the membership and in compliance with Section 10.02 do hereby amend the Declaration to read as follows:

Section 3.01 Single Family Residential Construction. Except as provided below, no building shall be erected, altered, placed or permitted to remain on any Tract other than one dwelling unit per each Tract to be used for single family residential purposes. One guest/servants house may be built provided said guest/servants house contains no less than five hundred (500) square feet, no more than one-thousand eight hundred (1800) square feet, is built after or while the main dwelling is being built, and has prior approval of the Architectural Control Committee. Guest/servants houses must be of the same general construction as the main dwelling and are subject to the roofing and masonry requirements of Section 3.07 and 3.11 below. All guest/servant houses must have an approved septic system, electricity, and water. All main residences must have a garage. Detached garages and work

shops may not be constructed on the Property prior to the main dwelling being built. Barns and/or storage buildings may be constructed on the Property prior to the main dwelling being built, provided they are of a location and style that is unobtrusive and consistent with the overall ranch character of the Property. All structures must be approved in writing by the Architectural Control Committee prior to being erected, altered or placed on the Property. The term "dwelling" does not include either double wide or manufactured homes, or single wide mobile homes, or prefab houses regardless of whether the same are placed upon permanent foundation, and said homes are not permitted within the Subdivision. All dwellings must have at least two thousand (2000) square feet of living area for one story homes and two thousand five hundred (2500) square feet of living area for two story homes, with at least one thousand two hundred fifty (1250) square feet on the ground floor, excluding porches, and be built with new construction material. Any building, structure or improvements commenced on any tract shall be completed as to the exterior finish and appearance within nine (9) months from the commencement date. Detached garages shall be of the same general construction as the main dwelling and located on the tract according to the Committee approved building site plan and shall be suitable for not less than two (2) automobiles. All garages must face the side or rear lot line. No carports shall be allowed.

Section 3.04 Use of Temporary Structures. No structure of a temporary character, whether trailer, motor home, basement, shack, garage, barn or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently, except as provided below. No Tract shall be used as a camping ground. A property owner may use an RV camper or motor home as for camping purposes no more than seven (7) days out of a thirty (30) day period (i.e. no more than seven (7) consecutive days) and may use an RV camper or motor home as a temporary residence during construction, provided an approved septic system has been installed and the RV camper or motor home is placed behind the construction site and out of sight of any road. After the dwelling is complete an RV camper or motor home may be stored on the tract provided it is stored in compliance with Section 3.17 of these restrictions. The Declarant or the Committee shall have the right to have any RV or motor home found to be in violation of these restrictions removed and stored at the expense of the owner; and, for these purposes Declarant and/or the representative of the Committee is granted express written consent to remove the same without penalty or offense.




Guests quarters located inside of a Barn which is constructed on the property shall be allowed so long as the guest quarters are not used as a permanent residence and are not rented for income. Such guest quarters may be used as the lot owner's temporary residence during the construction of the residence or as a "weekend getaway" for such lot owner prior to the construction of the residence provided the guest quarters have an approved septic system, electricity, and water.

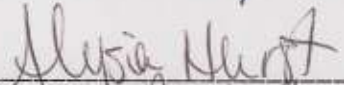
The Developer reserves the exclusive right to erect, place and maintain a mobile home, camper or motor home in or upon any portion of the Subdivision as in its sole discretion may be necessary or convenient while selling Tracts, selling or constructing residences and constructing other improvements within the Subdivision. The Developer is not restricted by any of the above time constraints in this provision.


Except as amended herein, the Restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS, has hereunto set its hand effective the 31 day of MAY, 2006.

BRIDLEWOOD RANCHES PROPERTY  
OWNERS ASSOCIATION BOARD OF  
DIRECTORS

By:   
Printed Name: Tammy Manning, Director

By:   
Printed Name: Alycia Hurst, Director

By:   
Printed Name: ROBERT V. BECKLER Director

THE STATE OF TEXAS \*  
COUNTY OF HARRIS \*

This instrument was acknowledged before me on the 18 day of APRIL, 2006, by JAMMY MANNING, Director of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION, in the capacity therein stated, on behalf of said Association.

Marisela Salinas

NOTARY PUBLIC, STATE OF TEXAS



THE STATE OF TEXAS \*  
COUNTY OF HAYS \*

This instrument was acknowledged before me on the 27th day of April, 2006, by Alycia Hurst, Director of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION, in the capacity therein stated, on behalf of said Association.



J. Jarrell

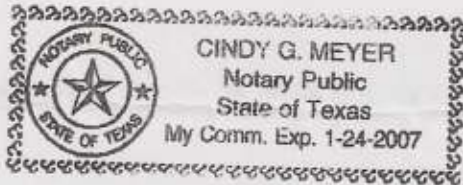
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS \*  
COUNTY OF \_\_\_\_\_ \*

This instrument was acknowledged before me on the 31 day of May, 2006, by Robert V. Beckel, Director of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION, in the capacity therein stated, on behalf of said Association.

Cindy G. Meyer

NOTARY PUBLIC, STATE OF TEXAS



**CERTIFICATE OF AMENDMENT**

We, the undersigned Board of Directors, hereby certify that a vote was taken of all the owners in the BridleWood Ranches Subdivision and the required number of votes were cast in favor of the Amendments as set forth in the First Amendment to Declaration of Covenants, Conditions and Restrictions, Bridlewood Ranches.

Executed on this the 31 day of MAY, 2006.

BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS

By: [Signature]  
Printed Name: TAMMY MANNING, Director

By: [Signature]  
Printed Name: Alysic Hurst, Director

By: [Signature]  
Printed Name: Robert V. Beckwith, Director

THE STATE OF TEXAS \*  
COUNTY OF HARRIS \*

This instrument was acknowledged before me on the 18 day of APRIL, 2006, by TAMMY MANNING, Director of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION, in the capacity therein stated, on behalf of said Association.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS





THE STATE OF TEXAS \*  
COUNTY OF Hays \*

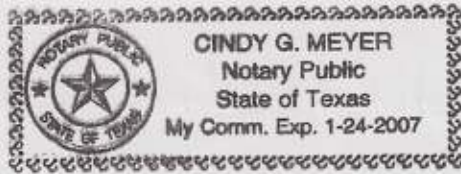
This instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2006, by Alycia Hurst, Director of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION, in the capacity therein stated, on behalf of said Association.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS \*  
COUNTY OF \_\_\_\_\_ \*

This instrument was acknowledged before me on the 31 day of May, 2006, by Robert V. Becker, Director of the BRIDLEWOOD RANCHES PROPERTY OWNERS ASSOCIATION, in the capacity therein stated, on behalf of said Association.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

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Rebecca Hall, Deputy  
Lee Carlisle, County Clerk  
Hays County