

Filed this 10 day of Sept 20 04

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KAREN NEWMAN
County Clerk, Blanco County, Texas

By Robert Alameo Deputy

AFFIDAVIT OF RENEWAL OF LIMITATIONS AND RESTRICTIONS

PEDERNALES BEND SUBDIVISION

STATE OF TEXAS

*

COUNTY OF BLANCO

*

BEFORE ME, the undersigned authority, on this day personally appeared CRAIG SCHARF and LAUREN SCHARF, who being by me duly sworn, on oath do depose and say:

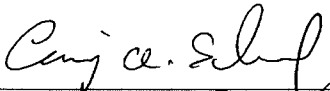
1. WHEREAS CRAIG SCHARF AND LAUREN SCHARF are residents and Blanco County, Texas, being owners of real property described as Lot Nos. 61, 62, 63 and 64, Pedernales Bend Subdivision, Blanco County, Texas;
2. WHEREAS CRAIG SCHARF AND LAUREN SCHARF have personal knowledge of the facts contained herein;
3. WHEREAS Restrictions for Pedernales Bend Subdivision are set forth in Volume 114, Page 1018 of the Deed Records of Blanco County, Texas, to which reference is herein made for all pertinent purposes;
4. WHEREAS Section 16 of the above referenced restrictions provides for an election to determine the continuation of said restrictions for an additional twenty (20) year period;
5. WHEREAS an election concerning renewal and extension of restrictions was called in accordance with Section 16; a true and correct copy of said Notice is attached hereto as


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Exhibit "A" and incorporated herein for all purposes;

6. WHEREAS an election was conducted in the manner and according to the terms of Section 16;
7. WHEREAS a majority of the votes cast in said election favored the continuance of the limitations and restrictions as set forth in Volume 114, Page 1018 of the Deed Records of Blanco County, Texas; a true and correct copy of the election results is attached hereto as Exhibit "B" and incorporated herein for all purposes;
8. NOW THEREFORE, the limitations and restrictions as set forth in Volume 114, Page 1018 of the Deed Records of Blanco County, Texas, are hereby renewed, continued and extended for a period of twenty (20) years from September 20, 2004 through September 20, 2024..

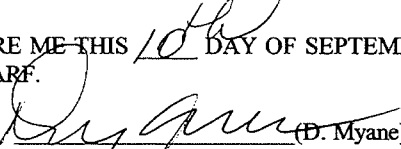
FURTHER AFFIANTS SAY NOT.



Craig Scharf


Lauren Scharf

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF SEPTEMBER,
2004 BY CRAIG SCHARF AND LAUREN SCHARF.



(D. Myane)
Notary Public, State of Texas
Commission expires: 7-22-2008

July 16, 2004

Subject: Pedernales Bend Property Restriction Renewal Vote

Dear Pedernales Bend Property Owner:

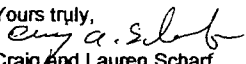
The Pedernales Bend deed restrictions are automatically subject to renewal every twenty years and are due to expire in September 2004. There will be a vote held deciding whether to reinstate the current restrictions on Saturday, August 28, 2004, from 1 PM to 2 PM at the home of Angila and Matt Chapmond, 340 Brock Hollow, Johnson City, Texas (830) 868-2790.

This will be a simple "Yes" or "No" vote on renewing the same limitations and restrictions you agreed to when you purchased property in this subdivision. A copy of these restrictions is available from the county courthouse in Johnson City. Only Pedernales Bend property owners are eligible to participate. (Please see the restrictions for details.) Anyone casting a vote must be present on the 28th at the location and time indicated above. Each whole lot receives one vote. The number of votes per owner is verified against a list obtained from the Johnson City courthouse. Anyone wishing to dispute the number of votes allotted must bring proof in the form of a property description obtained directly from the county courthouse. Everyone taking part in the vote will be required to sign a document attesting to his or her right to represent each property in question.

Please note that once subdivision restrictions lapse, they are virtually impossible to reestablish. Owners of unrestricted subdivision property have no "united front" and limited legal recourse to deal with issues that may ultimately affect their property resale value and quality of life.

- This is NOT an attempt to rewrite the current restrictions. If owners wish to change specific restrictions, the concerned parties may organize a meeting/vote at later date.
- This is NOT an attempt to organize a meeting of the Pedernales Bend Property Owners Association.

The restrictions will continue for another twenty years if the number of "Yes" votes is greater or equal to the number of "No" votes cast on August 28.

Yours truly,

Craig and Lauren Scharf
Angila & Matt Chapmond
Cary S. Elliott
Jim Ericson and Mary Ann Frank
Bob and Valerie Hicks
Jesse Outlaw

* In order to follow the requirements of the restrictions, partial or joint lot owners must designate one representative for the entire lot from among the co-owners. If the co-owners fail to agree on a lot representative, the vote for that lot is nullified. It is recommended that you bring identification or proof of lot ownership. A list from the Blanco County Tax Appraisal office of owner names and lot numbers is to be used for creating the ballot. The lot number should appear on the label on the envelope of this notification letter.

-CAS/lbs

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encl ket "A"

Lot Number	Representative (printed) name.	Yes	No	Notation of Conflict if exists
1				
2				
3	Amy Leigh Sauer	X		
4	Ken Grossett		X	
5				
6				
7				
8				
9				
10				
11	Kathryn Tatom	X		
12	K. Tatom	X		
13	Allison	X		
14	GIBBONS	X		
15	Jesse Outlaw	X		
16	Corey Elliott	X		
17				
18	David Vallejos	X		
19	Jeff Bonard	X		
20				
21	Merle Scarce		X	
22	Merle Scarce		X	
23				
24				
25				
26				
27	Tason Looker		X	
28	Don Griffiths	X		
29	Don Griffiths	X		
30				
31				
32				
33	Dewitt Fair	X		
34	Dewitt Fair	X		
35	Dewitt Fair	X		
36				
37	Angela Chapman	X		
38	Angela	X		
39	Montray	X		
40	Chris Hest	X		
41				

1 PM August 28, 2004, 340 Brock Hollow, JC, BLANCK COUNTY, TX *enij a. sly*

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Exhibit "B"

Lot Number	Representative (printed) name.	Yes	No	Notation of Conflict if exists
42				
43	Debra	X		
44	Wadey	X		
45				
46				
47				
48	Shari AmSharon	X		
49				
50	John Neff	X		
51	John Neff	X		
52	Ben Sherman	X		
53				
54				
55	Herbert Miller	X		
56				
57				
58				
59	Tia Brisson	X		
60	"	X		
61	CRAG SCHMIDT	X		
62	"	X		
63	"	X		
64	CRAG SCHMIDT	X		
65				
66				
67	Joel Seftel	X		
68	J.S.	X		
69	J.S.	X		
70	Russell Mack		X	
71	Russell Mack		X	
72				
73				
74				
75				
76				
78				
79				
80				
81	Jonathan Gilbert	X		
82				
83				

Lot Number	Representative (printed) name.
84	James W. Wilson
85	BRAND Rackburn
86	James Wilson
87	Ernest Rackburn
88	BRAND Rackburn
89	David Deluca
90	David Deluca
91	Jan Warsaw
92	

Yes	No	Notation of Conflict if exists
	X	
	X	
	X	
	X	
	X	
X		
X		
	X	

Counted 37 yes 12 no

August 28, 2004 Cory S. Elliott

August 28, 2004 37 yes 12 no - Jesse F. Paulsen

August 28, 2004 37 yes 12 no - Angie Chapman

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PZ

3

Yes

18

17

2

No

4

2

6

Total

37

Yes

12

No

49 total lots listed.

Angela D. Chapman 8/28/04 Count of 37 yes

John F. Dutton 8/28/04 37 yes - 12 no

Carol S. Elliott August 28, 2004 37 yes - 12 no

Cory A. Schuf 8/28/2004 37 yes 12 NO

Any provisions herein which purport to restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law
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 herein by me, and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

SEP 15 2004



Karen D. Harrison
COUNTY CLERK
BLANCO COUNTY, TEXAS

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