

BRUCE KNEESE

TO

THE PUBLIC

FIRST AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS §
COUNTY OF GILLESPIE § KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRUCE KNEESE, as Declarant, did impress upon the following described real property certain covenants, conditions and restrictions which are more particularly described in the Declaration of Covenants, Conditions and Restrictions dated July 30, 2018 and recorded under Instrument No. 20183901, Official Public Records of Gillespie County, Texas, (herein "Declaration"); and

WHEREAS, the property which is subject to the Declaration is more particularly described as follows:

BEING 51.36 acres of land, more or less, out of the A.B. and M Survey 931, Abstract No. 32, in Gillespie County, Texas, and being part of that 101.3 acre (deed/called acreage) tract of land conveyed to Jack E. Blaker by Warranty Deed With Vendor's Lien recorded in Volume 270, Pages 77-82, Real Property Records, Gillespie County, Texas. Said 51.36 acre tract of land, more or less, is more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes.

WHEREAS, BRUCE KNEESE is the owner of more than 75% of the acreage of the real property that is subject to the Declaration; and

WHEREAS, ARTICLE VI., AMENDMENT, permits amendment of the Declaration by the Owners of more than 75% of the acreage within the Property; and

WHEREAS, BRUCE KNEESE is desirous of amending the Declaration.

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration and the mutual covenants and agreements contained herein, the Declaration is amended by a modification of ARTICLE II., RESTRICTIVE COVENANTS, Section 1. Restrictions, of the Declaration and the following modified covenant is incorporated into the Declaration:

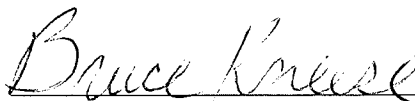
ARTICLE II., RESTRICTIVE COVENANTS, Section 1. Restrictions, paragraph 1 is deleted in its entirety and the following shall hereafter be incorporated into the Declaration as paragraph 1:

Section 1. Restrictions

1. All dwellings and residences shall be constructed onsite, provided, a dwelling or residence that is custom built and newly constructed offsite and erected on a tract is permitted. Relocation or reconstruction of a structure of historic quality and integrity shall be permitted. No mobile, modular, pre-manufactured and/or industrial built home shall be used as a dwelling or stored on any tract except as a temporary construction office during active construction of a building, but not longer than twelve (12) months.

Other than the amendments made herein, the Declaration shall not be modified and shall remain in full force and effect. This Amendment shall be binding upon and inure to the benefit of the undersigned and his heirs, successors and assigns, and all owners of any portion of the Property.

SIGNED this the 17 day of MARCH, 2020.


BRUCE KNEESE

STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 17 day of March, 2020, by BRUCE KNEESE.

Lisa Renee Boehl

Notary Public, State of Texas

