

First Amendment to
Declaration of Covenants, Conditions, and Restrictions of Blue Sky Estates

Declaration of Covenants, Conditions, and Restrictions of Blue Sky Estates Subdivision was filed and recorded in Bastrop and Caldwell counties in March 2022 by FM 86 Holdings, LLC (“Declarant”). At the time of filing, the Declarant was the owner of all that certain real property (“the Property”) located in Bastrop and Caldwell County, Texas, described as follows:

Tract being approximately 150.839 acres out of the JJ Clellan Survey, A-397 & A-75 & IG & N RR Survey, A-155 in Bastrop and Caldwell County, Texas and being more particularly described by metes and bounds in “Exhibit A” attached hereto and made a part hereof for all purposes.

The Declarant developed the Property into the Blue Sky Estates Subdivision and established Blue Sky Estates Property Owners Association (Association) to manage the affairs of the Subdivision. The Association, by its voting members, approved this First Amendment to its Declaration of Covenants, Conditions, and Restrictions.

The First Amendment modifies Size and Specifications within **Article V- Architectural and Occupancy Use** as follows:

Size and Specifications: No building, structure or other improvement shall be commenced, erected, placed, or maintained on any Lot, nor shall any addition to or change or alteration thereto be made, until the construction plans and specifications, and a plot plan showing the location of all such structures and all appurtenances thereto, have been submitted to and approved by the ACC. A residence may not be lived in or occupied until the residence is fully complete. Each residence constructed shall have not less than 1,200 square feet of heated and air-conditioned space, exclusive of basements, garages, and porches. Multi-story dwellings, constructed on said Lots, shall have not less than 1,600 square feet exclusive of basements, garages, and porches with not less than 1200 square feet of heated and air-conditioned space on the first floor. All residences must have, at a minimum, an enclosed one-car garage either attached to or detached from the residence. At least 25% of the front exterior of any residence must be masonry which includes, but is not limited to rock, brick, or stucco. Any masonry siding such as concrete Hardi Plank, or similar product does comply with this masonry requirement. All Lots have a fifty (50) foot building setback from road right-of-ways.

Any portion of a driveway within fifty feet of any Subdivision road or street must be concrete, asphalt, chip seal or pavers and shall be constructed no later than six months after occupying any residence. Driveways are to be installed by the Owner, including any portion within the right-of-way of any Subdivision road or street.

This First Amendment is executed this ____ day of _____ 2026.

Blue Sky Estates Property Owners Association

By: _____
Valerie Harmon, President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF §

This instrument was acknowledged before me on the ____ day of _____, 2026 by Valerie Harmon, an individual known to me, on behalf of Blue Sky Estates Property Owners Association.

Notary Public in and for the State of Texas

My commission expires: _____, 2026