



COOL WATER RANCH, LTD.

TO

THE PUBLIC

FIRST AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
THE COOL WATER RANCH

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

§

WHEREAS, COOL WATER RANCH, LTD. has executed and filed that certain Declaration of Covenants, Conditions and Restrictions of The Cool Water Ranch (herein "Declaration") dated July 5, 2006, recorded under County Clerk's File No. 20064225 of the Official Public Records of Gillespie County, Texas; and

WHEREAS, COOL WATER RANCH, LTD. is the Declarant as defined in the Declaration; and

WHEREAS, pursuant to ARTICLE XIII., AMENDMENT of the Declaration, Declarant has reserved to itself, in Declarant's sole discretion without any joinder or consent of any other party, the right to amend the Declaration for the purpose of correcting any error, ambiguity, or inconsistency appearing therein, or for any other reason whatsoever deemed necessary for the benefit of the overall development as determined by the Declarant. Declarant determines that the Amendment contained herein, is necessary (1) to correct errors, ambiguities, or inconsistencies or (2) for the benefit of the overall development of the subdivision;

WHEREAS, pursuant to ARTICLE XIII., AMENDMENT, "the Declarant and the Owners of at least two-thirds of the Tracts may amend this Declaration by executing and filing an instrument containing such amendment in the office of the County Clerk of Gillespie County, Texas. The Declarant on the date of execution of this instrument is the owner of at least two-thirds of the Tracts;

NOW, THEREFORE, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COOL WATER RANCH are amended as follows:

AMENDMENT NO. 1

Paragraph (13) Garages and Carports, Section 2. Residential Restrictions, of ARTICLE VIII, RESTRICTIVE COVENANTS, of the Declaration is declared a nullity and of no further force and effect and in substitution for such paragraph (13) Garages and Carports, the Declaration shall be amended by the incorporation of the following paragraph (13) Garages and Carports:

(13) Garages and Carports. All garages and carports shall be designed, erected, constructed, installed or maintained as side/entry load in such a manner that the garage doors or the carport opening shall not be situated on the front side of the single-family dwelling.

All garages must have garage doors that are operated by electric door openers kept in operable condition. All garage doors shall be kept closed when not in use for entry/exit.

The amendment herein shall be effective from and after the date that it is duly filed in the Official Public Records of Gillespie County, Texas.

The amendment herein shall be a burden running with the land and be enforceable by and against the undersigned, its heirs, successors and assigns, and all Owners of Tracts in the Cool Water Ranch Subdivision.

In all other respects, the provisions of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COOL WATER RANCH shall continue in full force and effect as written without change.

EXECUTED this the 2 day of March, 2007.

COOL WATER RANCH, LTD.

By COOL WATER RANCH ONE, LLC, its
General Partner

By: Charles E Itz
CHARLES E. ITZ, Member and Manager

By: Richard Stehling Jr
RICHARD STEHLING, JR., Member and Manager

By: Sherman D Durst
SHERMAN D. DURST, Member and Manager

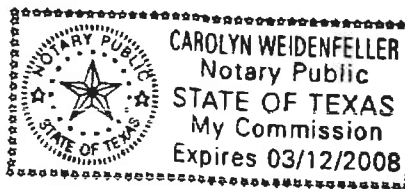
By: Carroll J Bryla
CARROLL J. BRYLA, Member and Manager

STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 2nd day of March, 2007, by CHARLES E. ITZ, RICHARD STEHLING, JR., SHERMAN D. DURST, and CARROLL J. BRYLA, Members and Managers of COOL WATER RANCH ONE, LLC, the General Partner of COOL WATER RANCH, LTD, a Texas Limited Partnership.

Carolyn Weidenfeller
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

March 02, 2007 04:00:57 PM

FEE: \$23.00

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