

NOTE: 1832405

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CIBOLO RIDGE SUBDIVISION

STATE OF TEXAS §

COUNTY OF WILSON §

1. This Second Amended Declaration of Covenants, Conditions, and Restrictions for Cibolo Ridge does hereby amend those certain preceding Restrictions filed at Volume 1970, Page 533, amended in Volume 2012, Page 261, Official Public Records of Wilson County, Texas (the "Declarations"), wherein and herein Oaks Subdivision, LLC, a Limited Liability Company duly authorized to do business in the State of Texas, is called Developer.

2. Developer as authorized in Section 4.0.4 of the original and of the amended Declarations does hereby amend the Declarations by adding to Section 3.16 the following:

The owner or owners of any part of that certain 20 acre tract described by metes and bounds on Exhibit "A" attached hereto shall be allowed and permitted to maintain and utilize Lot 54, CIBOLO RIDGE SUBDIVISION, Wilson County, Texas, as shown on map or plat thereof recorded in Volume 12, Pages 6-7 of the Map and Plat Records of Wilson County, Texas, of the property for the purpose of right of way, access, ingress and utility service from Cibolo Ridge Drive of the subdivision to said 20 acre tract for the benefit of the owner or owners of said 20 acre tract or any part thereof. In utilizing Lot 54 for said utility and right of way access and ingress purposes, the owner of Lot 54 may construct utility lines and a service roadway or driveway from said Cibolo Ridge Drive to said 20 acre tract provided however said roadway or driveway construction must comply with all utility requirements and Section 3.1.3 of the Declarations and be maintained in compliance with all other utility company provider requirements and other prohibitions and requirements of the Declarations.

This Second Amended Declaration of Covenants, Conditions, and Restrictions for Cibolo Ridge Subdivision is hereby approved and executed by the Developers, Oaks Subdivision, LLC to be effective upon Developer's conveyance of said Lot 54 to Daniel Joseph Herald and wife, Estrella Herald.

OAKS SUBDIVISION, LLC, a Texas Limited Liability Company

OAKS SUBDIVISION, LLC, a Texas Limited Liability Company

By: [Signature] LAWRENCE GEMBLER, JR., Manager

By: [Signature] LAWRENCE F. FRIESEHAIN, JR., Manager

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

STATE OF Texas (ACKNOWLEDGEMENT) §
COUNTY OF Wilson §

This instrument was ACKNOWLEDGED before me, on this the 31 day of Aug., 2018, by LAWRENCE GEMBLER, JR., Manager of OAK SUBDIVISION, LLC, a Texas Limited Liability Company on behalf of said entity.



Laura KLESPIES
ID 128493441
My Comm. Expires 01-22-2019

Notary Public

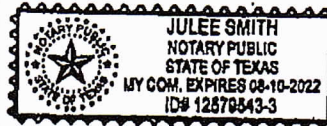
STATE OF Texas §
COUNTY OF Wilson §

This instrument was ACKNOWLEDGED before me, on this the 10 day of September, 2018, by LAWRENCE F. FRIESENHAHN, JR., Manager of OAK SUBDIVISION, LLC, a Texas Limited Liability Company on behalf of said entity.

[Signature]
Notary Public

AFTER RECORDING RETURN TO:

*✓ Lawrence Gembler Jr.
P.O. BOX 1076
La Vernia, TX 78121*



Prepared in the Law Offices of:

West & West
Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

PORTIONS OF THIS DOCUMENT MAY NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 16, 2018 at 08:51A
As a Recording

Document Number: 00078017
Total Fees: 30.00

Receipt Number - 224125
By,
Elsy Barreto

F. M. GTC

Any provision here in which purports to make the sale, rental, or use of the described property void or unenforceable under federal law, because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 2057 and Page: 416 of the named records of: Wilson County as stamped hereon by me.

Oct 16, 2018



Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

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**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF
CIBOLO RIDGE SUBDIVISION, UNIT TWO**

STATE OF TEXAS §
 §
COUNTY OF WILSON §

KNOW ALL MEN by these presents that OAKS SUBDIVISION, LLC, a Limited Liability Company (sometimes hereinafter referred to as "Developer"), being the owner of several of the lots in CIBOLO RIDGE SUBDIVISION, UNIT TWO (the "Subdivision") does in accordance with the authority vested in Developer under Section 4.0.4 Term and Amendments, of the Declaration of Protective Covenants, Conditions and Restrictions of Cibolo Ridge Subdivision, Unit Two (the "Declaration"), which is recorded under Volume 2088, Page 225 of the Official Public Records of Wilson County, Texas, and wherein and herein capitalized terms have the same meaning, do hereby make the following amendment to the Declaration which Developer does hereby declare, establish and adopt and which will be, together with the Declaration, applicable to the use, occupancy, ownership and improvement of all residential lots in the Subdivision, and every contract, conveyance or other transfer of title hereafter executed with respect to any residential lot or lots in the subdivision shall conclusively be held to have been executed, delivered and accepted subject to the Declaration, the Restrictions therein, and this Amendment, regardless whether or not same are set out in full or incorporated by reference in any contract, conveyance or other transfer of title.

I.

Section 3.07 Water Service and Water Wells is amended to read as follows:

Water is supplied to the subdivision through a water service company licensed by the State of Texas. A hook-up fee will be payable by a property owner for the initial hook-up to this system. A permit is required from the appropriate Underground Water District for a private water well. Site location for any water well must be such that any required sanitary easement is provided for and contained solely on that Lot, and must be at a location on said Lot that (1) cannot be viewed from the street in front of the Lot, and (2) be located behind any single family residence construction or to be constructed on the Lot. It is the intent hereof to prohibit any water well, which might impair or limit in any way whatsoever the use of any other Lot because of the water well and sanitation requirements related to same.

All portions of the Declaration not specifically amended, altered or modified by this Amendment shall remain the same. In the event of any inconsistency, ambiguity and/or conflict between this Amendment and the Declaration, this Amendment shall prevail.

Executed on the 20 day of July, 2020 by all Managers of Oaks Subdivision, LLC.

OAKS SUBDIVISION, LLC, a Texas Limited Liability Company

OAKS SUBDIVISION, LLC, a Texas Limited Liability Company

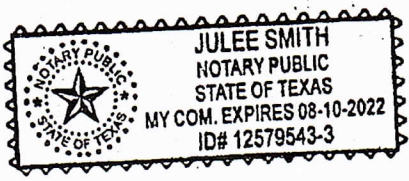
By: [Signature]
LAWRENCE GEMBLER, JR., Manager

By: [Signature]
LAWRENCE F. FRIESENHAHN, JR., Manager

(ACKNOWLEDGEMENT)

STATE OF TX §
COUNTY OF Wilson §

This instrument was ACKNOWLEDGED before me, on this the 20 day of July, 2020, by LAWRENCE GEMBLER, JR., Manager of OAKS SUBDIVISION, LLC, a Texas Limited Liability Company on behalf of said entity.

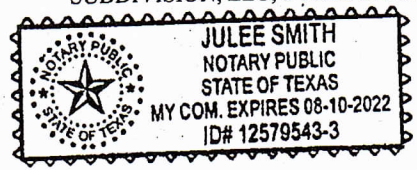


[Signature]
Notary Public

(ACKNOWLEDGEMENT)

STATE OF TX §
COUNTY OF Wilson §

This instrument was ACKNOWLEDGED before me, on this the 20 day of July, 2020, by LAWRENCE F. FRIESENHAHN, JR., Manager of OAKS SUBDIVISION, LLC, a Texas Limited Liability Company on behalf of said entity.



[Signature]
Notary Public

AFTER RECORDING RETURN TO:

Oaks Subdivision, LLC
c/o Donna Gembla
PO Box 1076
La Vernia, TX 78121

Prepared in the Law Offices of:

West & West
Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230



Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 95883

Real Property Recordings

Recorded On: July 22, 2020 04:20 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

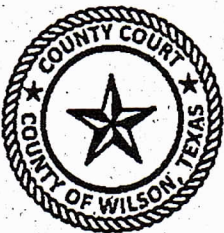
Document Number: 95883
Receipt Number: 20200722000031
Recorded Date/Time: July 22, 2020 04:20 PM
User: Krystle H
Station: cclerk05

Record and Return To:

OAKS SUBDIVISION LLC C/O DONNA GEMBLER
PO BOX 1076

LA VERNIA TX 78121

F:MCNTC



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX