

STATE OF TEXAS §
COUNTY OF HAYS §

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CEDAR OAK MESA, INC
RESTRICTIONS AND AMENDMENTS
EFFECTIVE October 2022

WHEREAS, CAMPFIRE, INC., caused to be filed of record, restrictions recorded in Volume 273, Pages 861, 862, and 863 of the Deed Records of Hays County, Texas, and was last amended in October 2022 to read:

WHEREAS, for the purposes of further carrying out a general plan and scheme for the beautification and orderly development of said subdivision, CEDAR OAK MESA, INC., the Property Owners Association, hereinafter called Cedar Oak Mesa, Inc., representing a majority of all votes cast by lot owners in said Wimberley Campfire No. 2 and having the right pursuant to the terms of said restrictions to amend said restrictions, do hereby amend said restrictions as hereinafter set forth:

"The following covenants and restrictions shall apply to all Campfire campsites, hereinafter called lots, in Wimberley Campfire Subdivision No. 2 in Hays County, Texas except the lot designated "reserve" on said plat which is reserved for access to the adjoining property, and the water well site tract between said "reserve" tract and Lot Sixty-four (64). This subdivision has been primarily designed as a haven for recreation vehicles, i.e. motor homes, travel trailers, and campers, and it is anticipated that permanent structures will be built or emplaced on the property. Therefore, Paragraphs 1 through 5 following will govern such installation."

1. No building or permanent improvement may be erected on said lots until Cedar Oak Mesa, Inc. (hereinafter called "Company") or its duly designated representative or assigns shall have approved the plans and specifications thereof. All plans and specifications must be sent in duplicate to Cedar Oak Mesa, Inc. by certified mail. Plans shall be deemed approved if no action is taken within Thirty (30) days.
2. No conventional house of less than 600 square feet in floor area excluding open porches and garages shall be erected or placed on any lot. Any such building or structure shall be covered with at least two coats of stain or paint.
3. No more than one private dwelling house may be erected on any lot in the subdivision or no more than one mobile home may be permanently parked on any lot.
4. ***Was amended in March 1992 to read as follows:***
No part of permanent building or mobile home, on any lot, shall be erected or maintained nearer than 15 feet from the property line, as indicated by survey stakes, on which the lot fronts; or nearer than 3 feet from the side property lines of said lot; or nearer than 10 feet from any rear property line as indicated by survey stakes.
5. Each house or permanently attached mobile unit in this sub-division shall be connected to a sewage disposal system, meeting the requirements of the San Marcos-Hays County Health Department and the Company. Septic tanks are prohibited on lots fronting the Blanco River, i.e. Lots 282-297.