

6. **Was amended in 1983 to read as follows:**
Resale or For Sale signs will be no more than 36" X 36". One sign is allowed per lot.
7. **Was amended in March 1992 to read as follows:**
Each and every restriction and condition contained herein shall continue and remain in full force for the longest period allowed by law, unless one or more of said restrictions are sooner modified or abrogated by a joint written agreement by a majority of the owners of record in said Cedar Oak Mesa, Inc. who are in good standing with all fees paid for the current year.
8. Cedar Oak Mesa, Inc. Property Owners Association was created and the owner or owners shall be entitled to one voting membership per lot. When a lot owner sells his lot, the voting membership is automatically transferred to the new lot purchaser. The purpose of said association shall be for upkeep, promotion, and maintenance of Cedar Oak Mesa, and it may promulgate rules from time to time for the betterment of the community. The Company can implement the Association at any time.
9. **Was amended in March 1992 to read as follows:**
The owner of each lot, by purchasing said lot, agrees to pay a maintenance fee of \$100 per year per lot to the Association. (Amended from \$65 to \$100 per lot in December 2022) in which fee shall be due and payable for each year after said purchase, with the first due date December 1, 1974, for sales prior to that date. The maintenance fee shall be used to defray the overall cost and upkeep of the community pool, pavilion, showers and restrooms, and for the general maintenance and up-keep of the roads, reciprocal park, tennis court, and common areas. The fees may be increased or decreased in proportion to the demands created by Cedar Oak Mesa, Inc., but not without written consent of majority of the owners of record. Such fees thus imposed shall be secondary and subordinate to any valid first mortgage, purchaser lien, or mechanic's and materialman's lien for the purchase or construction of a residence or other improvement. The resale certificate fee of \$100.00 per lot and any liens on said purchased property shall be paid to COM at the time of closing.
10. Campfire Incorporated agrees to provide the sub-division with a swimming pool, pavilion lodge, showers and restroom facilities, tennis court, dumping station, and reciprocal camping park on or before December 1, 1974. The company is not held responsible for Acts of God, such as construction delays arising from fire, windstorm or rain.
11. An easement strip of land 3 feet off the sidelines and 10 feet in width off the rear lines of all lots in this sub-division is hereby dedicated as public utility easements.
12. No property owner can cut down any tree 6 inches or larger in diameter without the written consent of the Company or Cedar Oak Mesa, Inc.
13. Tenting is allowed on all lots under the specific condition that tents, or canvas structures cannot remain standing on the property unless the owner is actively engaged in camping. Should the owner leave his property overnight, the tent must be collapsed and stored out of sight.
14. By the purchase of any lot within Cedar Oak Mesa, Inc., the owner agrees to utilize the sub-division water system, if usage is desired, according to the published rates. The resources of the Association's Water Company, a public utility, will be utilized. The membership in which

includes a tap-in fee of \$100.00. In addition, telephone and electric service will be available to each lot.

15. No standing piles of debris, trash or other trivia, which is deemed unsightly, shall be allowed to accumulate on any lot. Or No Non running non- registered vehicles
16. The subject property is designated a bird sanctuary and game preserve. No hunting or shooting of firearms is allowed on any lot.
17. No animals or poultry other than household pets shall be allowed on any lot.
18. No lots except those designated by Cedar Oak Mesa, Inc., shall be used as a park or common area. The Company will retain ownership in the reciprocal camping park along the Blanco River of approximately five (5) acres in size, designated as Hitching Post Park, and the recreation facilities, an area of approximately one (1) acre, which is designated as Campfire Circle, and Lot number 282, which is designated as Gazebo Park.
19. Any tree or shrub which is planted or maintained on any lot, and which is less than 48 inches in height, must be surrounded by four (4) white stakes at least 48 inches in height, or Cedar Oak Mesa, Inc. or its assigns will not be responsible for the destruction of such a tree or shrub by mowing, or other forms of maintenance.
20. Cedar Oak Mesa, Inc. or its assigns, reserves the right to enter upon vacant or unattended lots for the purpose of improving its general appearance, mowing weeds, removal of trash or trivia, etc., without being classified as a trespasser, or being liable for damage to property removed.
21. ***Was amended in March 1992 to read as follows:***
All campers or mobile home units must be inspected and approved by Cedar Oak Mesa, Inc., before being placed on any lot in a semi-permanent or permanent status. No unit over three (3) years of age will be inspected or approved. Any unit with a tag dated three years or older will be rejected. Proof of the age of any unit must be furnished. Owners will be required to make a \$500.00 deposit of earnest money as a contract with the Cedar Oak Mesa Board of Directors for ninety (90) days. The deposit will be held until the unit is skirted and any needed repairs are made to comply with the restrictions. All deposit money will be returned when the work is completed within the ninety (90) day period.
22. Screened-in porches or enclosed additions may be added to any camper or mobile unit only with the approval of Cedar Oak Mesa, Inc.
23. ***Was amended in 1983 to read as follows:***
All recreational vehicles not registered for the current year or mobile homes permanently (for the duration, or more than three months) on any lot shall be skirted around the base. There is no size limit on any camper or mobile home unit.
24. ***Was added in 1983 and reads as follows:***
Any land, which is designated a common area, reciprocal camping park, commercial, or recreation facility, is not subject to these restrictions.
25. ***Was added in 1983 and reads as follows:***