

**FIRST AMENDED
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF BURNET §

WHEREAS, Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential was recorded, in Volume 1249, Page 0980, Official Public Records of Burnet County, Texas (the "Declarations"); and,

WHEREAS, BLACK WOLF PARTNERS, LTD., a Texas limited partnership, is the Declarant in the Declarations and is hereinafter referred to as Declarant; and

WHEREAS, Declarant desires to create and carry out a uniform plan for the improvement, development and sale of the Project (as defined in the Declarations) for the benefit of the present and future Owners (as defined in the Declarations);

WHEREAS, Declarant, pursuant to the provisions of Section XI of the Declarations, desires to amend the Declarations as set forth herein.

NOW, THEREFORE, Declarant declares the Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential are hereby amended as follows:

1. Section 4.08 Joint Use Driveways. Section 4.08 subparagraph (ii) is hereby deleted in its entirety and replaced by the following:

Subject only to the appropriate governmental entity and replatting of Lots 4, 5 and 6, lots 4, 5 and 6 shall be allowed direct access to La Ventana Drive as permitted by the approved and recorded replat of Lots 4, 5 & 6.

2. Section 8.11 Commencement and Collection of Quarterly Assessments. The following sentence is hereby added to and made a part of Section 8.11:

The regular Assessment permitted hereunder shall not be increased by more than ten percent (10.0%) per year.

3. Exhibit: Exhibit "A" is deleted in its entirety and replaced by the attached Exhibit "A".

IN WITNESS WHEREOF, Declarant has executed this First Amended Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential as of this the 30th day of June, 2006.

DECLARANT:

BLACK WOLF PARTNERS, LTD., a Texas limited partnership
By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

By *Steve Hurst*
Steve Hurst, President

The State of Texas §
 §
County of Burnet §

This instrument was acknowledged before me on this 30th day of June, 2006, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.



Kim Fountain
Notary Public, State of Texas

(seal)



After recording return to:
Whittarton & Hurst, LLP

P.O. Box 1540
Marble Falls, TX 78654

LA VENTANA PHASE 2B
SUPPLEMENTAL DECLARATION
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BURNET §

WHEREAS, Black Wolf Partners, Ltd., a Texas limited partnership, "Declarant" is the owner of that certain real property described as **LA VENTANA PHASE 2B**, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet 3, Slides 152A and 152B, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, The Declaration is more particularly described as that certain Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential of record in Volume 1249, Page 0980, of the Official Public Records of Burnet County, Texas (the "Declaration"); and,

WHEREAS, Section 2.03 of the Declaration hereinafter defined authorizes Black Wolf Partners, Ltd., Declarant, to bring additional land, being property within the area described in Exhibit "A" of the Declaration which has been subdivided and shown on a map or plat of record in the Plat Records of Burnet County, Texas, within the scheme of the Declaration; and

WHEREAS, La Ventana Phase 2B, a subdivision in Burnet County, Texas is property within the area described in Exhibit "A" of the Declaration.

NOW, THEREFORE, it is hereby declared that (i) the Property is hereby added to and brought within the scheme of the Declaration and is hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any rights, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and (iii) each contract or deed which may hereafter be executed with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and accepted subject to the following restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration and the

OFFICIAL PUBLIC RECORD
BURNET COUNTY TEXAS
2017

following limitations and restrictions. The Property is hereby annexed and incorporated within the scheme of the Declaration.

1.1 **Exterior Speakers.** Nominal exterior speakers on the Improvements of the Lot may be allowed for the Owners listening pleasure subject to approval by the Architectural Committee. However, no noise shall be permitted to exist or emanate from the approved exterior speakers so as to be offensive or detrimental to any other Lot or portion of the Property or to its occupants.

1.2 **Exterior Fireplace.** One exterior contained fireplace or firepit may be allowed subject to approval by the Architectural Committee and provided it meets the approval of the City of Marble Falls building codes.

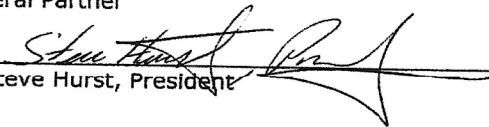
1.3 **Minimum Square Footage within Improvements.** The living area of the main residential structure located on any lot (as that term is defined in the Declaration) exclusive of open porches and parking facilities shall not be less than 1,800 square feet of which the first floor of a two-story structure must contain sixty percent (60%) of the square footage. This subparagraph 1.3 is applicable only to Lots 1 thru 17, Block No. 5. (The minimum square footage requirements for Lots 1-3, Block No. 3 is as stated in the original Declaration.)

1.4 **Driveways.** A circular driveway shall be allowed for the required "turn-around" as described in 4.08 of the Declaration.

2. **Application of La Ventana Restrictions.** Except as amended in this Supplemental Declaration, the La Ventana Restrictions applicable to the entire Property as set forth in the Declaration shall remain in full force and effect. The Architectural Committee as set forth in the Declaration shall be bound hereby. Declarant expressly reserves its right to further amend, modify, or waive the La Ventana Restrictions as set forth in the Declaration.

3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

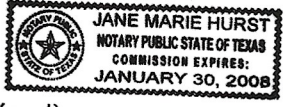
BLACK WOLF PARTNERS, LTD., a Texas limited partnership
By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

By: 
Steve Hurst, President

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1328 0518

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 25th day of April, 2005, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.



Jane Marie Hurst
Notary Public, State of Texas

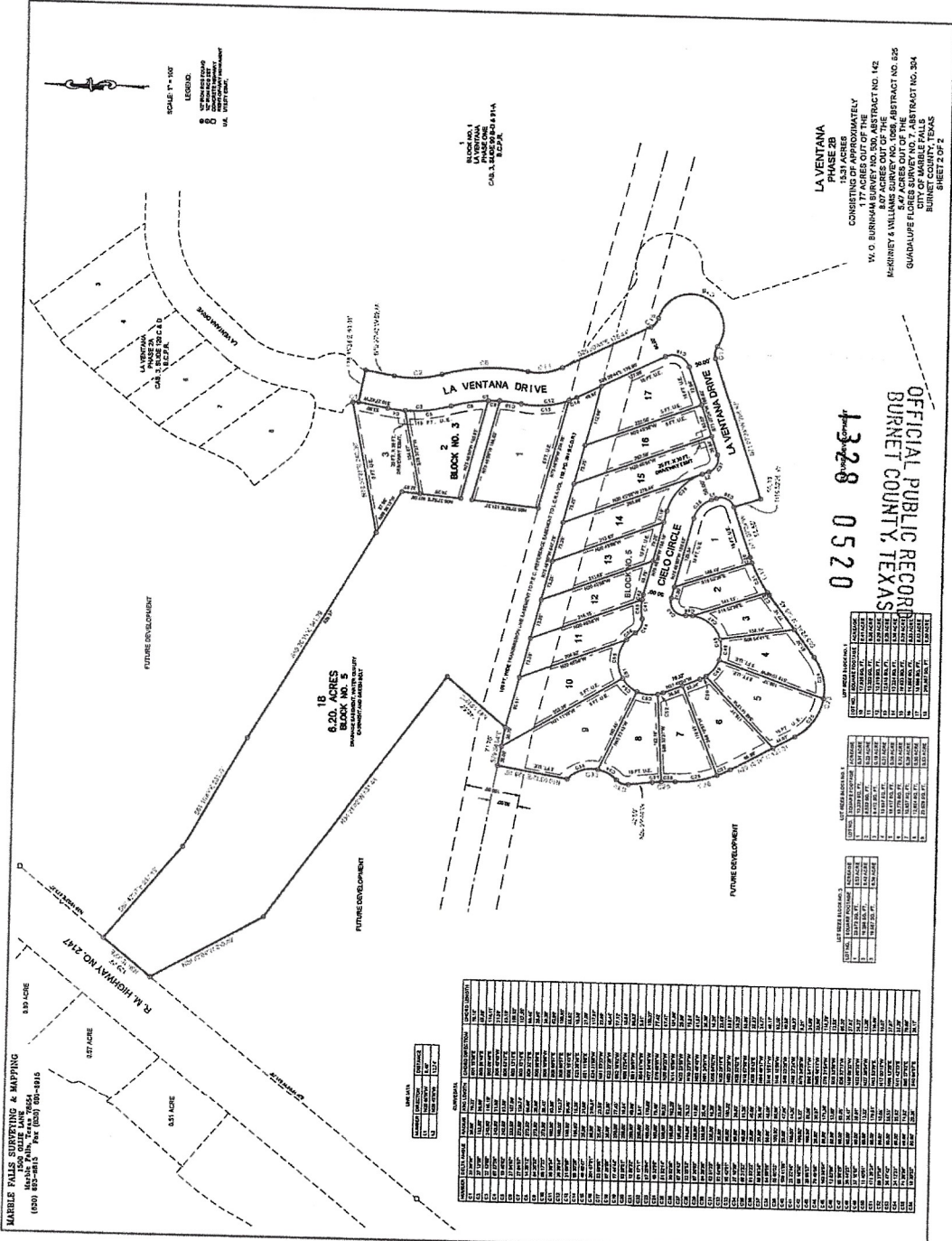
(seal)

AFTER RECORDING RETURN TO:

Steve Hurst
WHITTENTON & HURST, LLP
P. O. Box 1540
Marble Falls, Texas 78654

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1 3 2 8 0 5 1 9

MARBLE FALLS SUBDIVISION & SHOPPING
 1500 WATER LANE
 MARBLE FALLS, TEXAS 75756
 (832) 852-8815 FAX (832) 852-4915



SCALE 1" = 100'
 LEGEND:
 1. EASEMENT
 2. SETBACK
 3. FUTURE DEVELOPMENT

BLOCK NO. 1
 BURNHAM SURVEY NO. 500, ABSTRACT NO. 142
 PHASE ONE
 CALS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LA VENTANA
 PHASE 2B
 15.1 ACRES
 CONSISTING OF APPROXIMATELY
 15.1 ACRES OF THE
 W.O. BURNHAM SURVEY NO. 500, ABSTRACT NO. 142
 8.07 ACRES OUT OF THE
 HAZENRY & WILSON SURVEY NO. 1, ABSTRACT NO. 605
 8.47 ACRES OUT OF THE
 GUADALUPE FLORES SURVEY NO. 7, ABSTRACT NO. 384
 BURNET COUNTY, TEXAS
 SHEET 2 OF 2

OFFICIAL PUBLIC RECORD
 BURNET COUNTY, TEXAS
 4328 0520

LOT	ACRES	OWNER	DATE
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2	0.10
3	0.10
4	0.10
5	0.10
6	0.10
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10	0.10
11	0.10
12	0.10
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19	0.10
20	0.10
21	0.10

LOT	ACRES	OWNER	DATE
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2	0.10
3	0.10
4	0.10
5	0.10
6	0.10
7	0.10
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20	0.10
21	0.10

LOT	ACRES	OWNER	DATE
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3	0.10
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21	0.10

004963

FILED

2005 MAY -2 AM 8:29

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

SCANNED

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1328 0521

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this Instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk
Burnet County, Texas
By *[Signature]*
DEPUTY

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.

**LA VENTANA PHASE 3
 SUPPLEMENTAL DECLARATION
 TO
 MASTER DECLARATION OF
 COVENANTS, CONDITIONS AND RESTRICTIONS FOR
 LA VENTANA SINGLE FAMILY RESIDENTIAL**

008250

OFFICIAL PUBLIC RECORDS
 BURNET COUNTY, TEXAS
 1439 097

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
 COUNTY OF BURNET §

WHEREAS, Black Wolf Partners, Ltd., a Texas limited partnership, "Declarant" is the Developer of that certain real property described as **LA VENTANA PHASE 3**, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet 3, Slides 166B, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, FS Ventures, L.P., a Texas limited partnership, "Owner" is the owner of the Property; and

WHEREAS, The Declaration is more particularly described as that certain Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential of record in Volume 1249, Page 0980, of the Official Public Records of Burnet County, Texas (the "Declaration"); and,

WHEREAS, Section 2.03 of the Declaration hereinafter defined authorizes Declarant and Owner, to bring additional land, being property within the area described in Exhibit "A" of the Declaration which has been subdivided and shown on a map or plat of record in the Plat Records of Burnet County, Texas, within the scheme of the Declaration; and

WHEREAS, La Ventana Phase 3, a subdivision in Burnet County, Texas is property within the area described in Exhibit "A" of the Declaration.

NOW, THEREFORE, it is hereby declared that (i) the Property is hereby added to and brought within the scheme of the Declaration and is hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any rights, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and (iii) each contract or deed which may hereafter be executed with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and accepted subject to the following restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

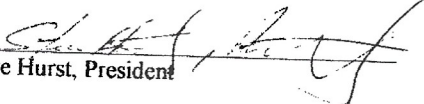
1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration. The Property is hereby annexed and incorporated within the scheme of the Declaration

2. **Application of La Ventana Restrictions.** Except as amended in this Supplemental Declaration, the La Ventana Restrictions applicable to the entire Property as set forth in the Declaration shall remain in full force and effect. The Architectural Committee as set forth in the Declaration shall be bound hereby. Declarant expressly reserves its right to further amend, modify, or waive the La Ventana Restrictions as set forth in the Declaration.

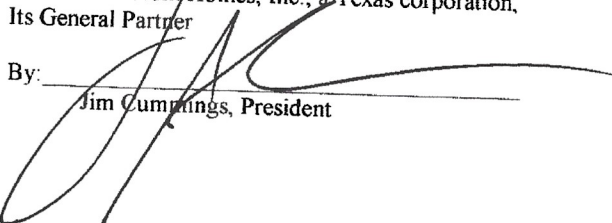
3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

EXECUTED this 19th day of May, 2006 to be effective July 6, 2005.

BLACK WOLF PARTNERS, LTD., a Texas limited partnership
By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

By: 
Steve Hurst, President

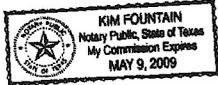
FS VENTURES, LP
By: Silverton Custom Homes, Inc., a Texas corporation,
Its General Partner

By: 
Jim Cummings, President

OFFICIAL PUBLIC RECORD
BURNETT COUNTY, TEXAS
1439 0977

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 22nd day of May, 2006, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.



Kim Fountain
Notary Public, State of Texas

(seal)

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 19th day of May, 2006, by Jim Cummings, President of Silverton Custom Homes, Inc., a Texas corporation, as General Partner of FS Ventures, LP, a Texas limited partnership, on behalf of said entity.



Jane Marie Hurst
Notary Public, State of Texas

(seal)

AFTER RECORDING RETURN TO:

WHITTENTON & HURST, LLP
P. O. Box 1540
Marble Falls, Texas 78654

1439 0978
OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

008250

FILED

2006 JUN 26 AM 10: 52

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk
Burnet County, Texas
By *[Signature]*
DEPUTY

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.

SCANNED

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1439 0979

**LA VENTANA PHASE 4A
SUPPLEMENTAL DECLARATION
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL**

008251

THE STATE OF TEXAS
COUNTY OF BURNET

§
§
§

KNOW ALL MEN BY THESE PRESENTS

143909
OFFICIAL PUBLIC RECORDS
BURNET COUNTY, TEXAS

WHEREAS, Black Wolf Partners, Ltd., a Texas limited partnership, ("Declarant") is the Developer of that certain real property described as **LA VENTANA PHASE 4A**, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet Slides 167 C&D, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, Declarant is the owner of Lot 12 of the Property; and

WHEREAS, FS Ventures, L.P., a Texas limited partnership, ("FS Owner") is the owner of Lots 4 thru 10 of the Property; and

WHEREAS, James Lamonte, ("Lamonte Owner") is the owner of Lot 11 of the Property; (FS Owner and Lamonte Owner collectively referred to as "Owner") and

WHEREAS, The Declaration is more particularly described as that certain Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential of record in Volume 1249, Page 0980, of the Official Public Records of Burnet County, Texas (the "Declaration"); and,

WHEREAS, Section 2.03 of the Declaration hereinafter defined authorizes Declarant and Owner, to bring additional land, being property within the area described in Exhibit "A" of the Declaration which has been subdivided and shown on a map or plat of record in the Plat Records of Burnet County, Texas, within the scheme of the Declaration; and

WHEREAS, La Ventana Phase 4A, a subdivision in Burnet County, Texas is property within the area described in Exhibit "A" of the Declaration.

NOW, THEREFORE, it is hereby declared that (i) the Property is hereby added to and brought within the scheme of the Declaration and is hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any rights, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and (iii) each contract or deed which may hereafter be executed with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and

accepted subject to the following restrictions regardless of whether or not the same are set out or referred to in said contract or deed

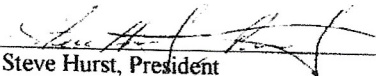
1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration. The Property is hereby annexed and incorporated within the scheme of the Declaration.

2. **Application of La Ventana Restrictions.** Except as amended in this Supplemental Declaration, the La Ventana Restrictions applicable to the entire Property as set forth in the Declaration shall remain in full force and effect. The Architectural Committee as set forth in the Declaration shall be bound hereby. Declarant expressly reserves its right to further amend, modify, or waive the La Ventana Restrictions as set forth in the Declaration.

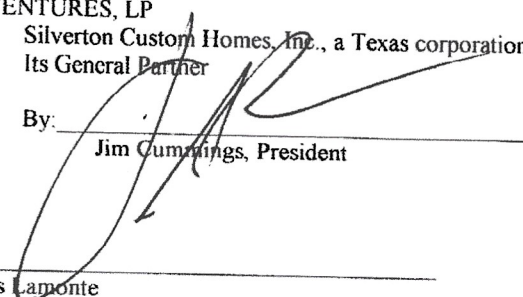
3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

EXECUTED this 19th day of May, 2006 to be effective January 30, 2006.

BLACK WOLF PARTNERS, LTD., a Texas limited partnership
By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

By: 
Steve Hurst, President

FS VENTURES, LP
By: Silverton Custom Homes, Inc., a Texas corporation,
Its General Partner

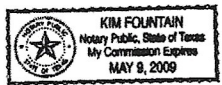
By: 
Jim Cummings, President

James Lamonte

1439 0981
OFFICIAL PUBLIC RECORD
DUNNET COUNTY, TEXAS

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 30th day of May, 2006, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.

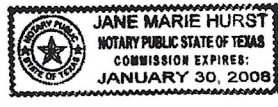


Kim Fountain
Notary Public, State of Texas

(seal)

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 19th day of May, 2006, by Jim Cummings, President of Silverton Custom Homes, Inc., a Texas corporation, as General Partner of FS Ventures, LP, a Texas limited partnership, on behalf of said entity.



Jane Marie Hurst
Notary Public, State of Texas

(seal)

The State of _____ §
 §
County of _____ §

This instrument was acknowledged before me on this _____ day of May, 2006, by Jim Cummings, President of Silverton Custom Homes, Inc., a Texas corporation, as General Partner of FS Ventures, LP, a Texas limited partnership, on behalf of said entity.

Notary Public, State of _____

(seal)

AFTER RECORDING RETURN TO:

WHITTENTON & HURST, LLP
P. O. Box 1540
Marble Falls, Texas 78654

OFFICIAL PUBLIC RECORD
SHERIFF COUNTY, TEXAS
1439 0983

008251

FILED

2006 JUN 26 AM 10: 52

CLERK OF COUNTY CLERK
BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk

By: *[Signature]*
DEPUTY

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.

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1439 0984

SCANNED

0709777

**LA VENTANA PHASE 6A
SUPPLEMENTAL DECLARATION
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL**

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF BURNET §

WHEREAS, Black Wolf Partners, Ltd., a Texas limited partnership, "Declarant" is the Developer of that certain real property described as **LA VENTANA PHASE 6A**, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slides 36B, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, FS Ventures, L.P., a Texas limited partnership, "Owner" is the owner of a part of the Property; and

WHEREAS, Declarant is the owner of a part of the Property; and

WHEREAS, The Declaration is more particularly described as that certain Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential of record in Volume 1249, Page 0980, of the Official Public Records of Burnet County, Texas and any amendments thereof (the "Declaration"); and,

WHEREAS, Section 2.03 of the Declaration hereinafter defined authorizes Declarant and Owner, to bring additional land, being property within the area described in Exhibit "A" of the Declaration which has been subdivided and shown on a map or plat of record in the Plat Records of Burnet County, Texas, within the scheme of the Declaration; and

WHEREAS, La Ventana Phase 6A, a subdivision in Burnet County, Texas is property within the area described in Exhibit "A" of the Declaration.

NOW, THEREFORE, it is hereby declared that (i) the Property is hereby added to and brought within the scheme of the Declaration and is hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any rights, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and (iii) each contract or deed which may hereafter be executed with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and accepted subject to the following restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration. The Property is hereby annexed and incorporated within the scheme of the Declaration.

1.1 **Minimum Square Footage within Improvements.** The living area of the main residential structure located on any lot (as that term is defined in the Declaration) exclusive of open porches and parking facilities shall not be less than 1,200 square feet.

2. **Application of La Ventana Restrictions.** Except as amended in this Supplemental Declaration, the La Ventana Restrictions applicable to the entire Property as set forth in the Declaration shall remain in full force and effect. The Architectural Committee as set forth in the Declaration shall be bound hereby. Declarant expressly reserves its right to further amend, modify, or waive the La Ventana Restrictions as set forth in the Declaration.

3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

EXECUTED this 8th day of May, 2007.

BLACK WOLF PARTNERS, LTD., a Texas limited partnership

By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

By: 
Steve Hurst, President

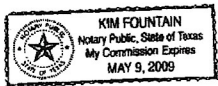
FS VENTURES, LP

By: Silverton Custom Homes, Inc., a Texas corporation,
Its General Partner

By: 
Jim Cummings, President

The State of Texas §
§
County of BURNET §

This instrument was acknowledged before me on this 8th day of May, 2007, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.



Kim Fountain
Notary Public, State of Texas

(seal)

The State of Texas §
§
County of BURNET §

This instrument was acknowledged before me on this 8th day of May, 2007, by Jim Cummings, President of Silverton Custom Homes, Inc., a Texas corporation, as General Partner of FS Ventures, LP, a Texas limited partnership, on behalf of said entity.



Jane Marie Hurst
Notary Public, State of Texas

(seal)

AFTER RECORDING RETURN TO:

WHITTENTON & HURST, LLP
P. O. Box 1540
Marble Falls, Texas 78654

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS.



Janet Parker
County Clerk
Burnet County, Texas
By [Signature]
DEPUTY

0709777
FILED

2007 AUG -2 PM 2:49

CLERK
BURNET COUNTY TEXAS

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LA VENTANA PHASE 7
SUPPLEMENTAL DECLARATION
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BURNET §

WHEREAS, Black Wolf Partners, Ltd., a Texas limited partnership, ("Declarant") is the Developer of that certain real property described as LA VENTANA PHASE 7, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded under Clerk's File No. 0706160, Official Public Records and in Cabinet 4, Slides 36-D, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, Declarant is the owner of the Property; and

WHEREAS, Declarant is also the owner of the property described in Exhibit "A" attached hereto and made a part hereof by reference (the "Greenbelt Land"); and

WHEREAS, The Declaration is more particularly described as that certain Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential of record in Volume 1249, Page 0980, of the Official Public Records of Burnet County, Texas and any amendments (the "Declaration"); and,

WHEREAS, Section 2.03 of the Declaration hereinafter defined authorizes Declarant and Owner, to bring additional land, being property within the area described in Exhibit "A" of the Declaration which has been subdivided and shown on a map or plat of record in the Plat Records of Burnet County, Texas, within the scheme of the Declaration; and

WHEREAS, La Ventana Phase 7, a subdivision in Burnet County, Texas is property within the area described in Exhibit "A" of the Declaration, and

WHEREAS, the Greenbelt Land is property within the area described in Exhibit "A" of the Declaration, and

NOW, THEREFORE, it is hereby declared that the Property and the Greenbelt Land are hereby added to and brought within the scheme of the Declaration and are hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any rights, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and each contract or deed which may hereafter be executed

SH# 10-466

with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and accepted subject to the following restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

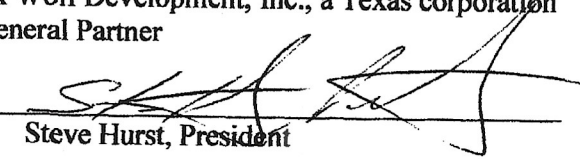
1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration. The Property is hereby annexed and incorporated within the scheme of the Declaration.

2. **Application of La Ventana Restrictions.** Except as amended in this Supplemental Declaration, the La Ventana Restrictions applicable to the entire Property as set forth in the Declaration shall remain in full force and effect. The Architectural Committee as set forth in the Declaration shall be bound hereby. Declarant expressly reserves its right to further amend, modify, or waive the La Ventana Restrictions as set forth in the Declaration.

3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

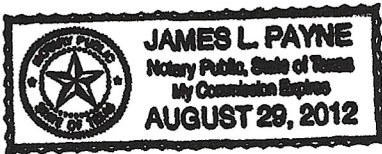
EXECUTED this 29th day of June, 2010.

BLACK WOLF PARTNERS, LTD., a Texas limited partnership
By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

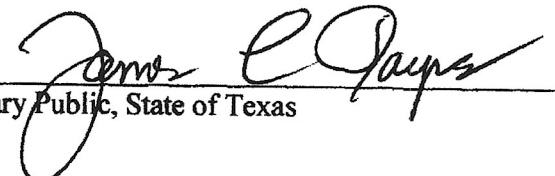
By: 
Steve Hurst, President

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 30th day of June, 2010, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.



(seal)


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE HURST LAW FIRM, PLLC
P. O. Box 1540
Marble Falls, Texas 78654

EXHIBIT "A"
PAGE 1 OF 2 – 1.81 ACRES

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES of a 1.81 acre tract of land out of the Guadalupe Flores Survey No. 7, Abstract No. 304 in Burnet County, Texas, and being a portion of that certain 92.34 acre tract of land conveyed to Black Wolf Partners, Ltd. in Volume 1104, Page 480 of the Official Public Records of Burnet County, Texas. Basis of bearings for the survey is the Texas Lambert Grid, Central Zone, Nad83.

BEGINNING at a computed point in the southeast right-of-way line of R. M. Highway No. 2147, for the most westerly southwest corner of that certain Lot No. 9, as shown on the Final Plat of La Ventana, Phase 7, recorded in cabinet 4, slide 36D of the Plat Records of Burnet County, Texas and the northwest corner hereof;

THENCE with the southwest line of said Lot No. 9, the southwest line of those certain Lot Nos. 7 and 8 of said La Ventana, Phase 7, the southwest line of a drainage easement as shown on said plat of La Ventana, Phase 7 and the northeast line hereof with (3) courses and distances as follows:

- (1) **S30°31'01"E**, a distance of **123.57 feet** to a computed point, for an angle point of said Lot No. 8 and an angle point hereof;
- (2) **S14°09'30"E**, a distance of **192.86 feet** to a computed point, for the southwest corner of said Lot No. 7, the southeast corner of said Lot No.8 and an angle point hereof;
- (3) **S53°39'26"E**, a distance of **61.02 feet** to a computed point, for an angle point of said Lot No. 7 and an angle point hereof;

THENCE S89°23'53"E and continuing with the northeast line hereof, a distance of **63.53 feet** to a computed point for the northeast corner hereof;

THENCE S34°11'19"E with the east line hereof, a distance of **100.92 feet** to a computed point, for the southeast corner hereof, said computed point also being the P. C. of a curve to the right, from which the radius point of said curve to the right bears **N49°05'16"W**, a distance of **190.00 feet**;

THENCE with the south and southwest line hereof, with (3) courses and distances as follows:

- (1) with said curve to the right, the radius of which is **190.00 feet**, through a central angle of **135°40'38"**, an arc distance of **449.92 feet**, with a chord bearing of **N71°14'57"W**, and a distance of **351.93 feet** to a computed point for the P. T. of same;
- (2) **N03°24'38"W**, a distance of **147.10 feet** to a computed point, for an angle point hereof;
- (3) **N29°37'30"W**, a distance of **44.69 feet** to a computed point in the southeast right-of-way line of R. M. Highway No. 2147, for the most southwesterly corner hereof;

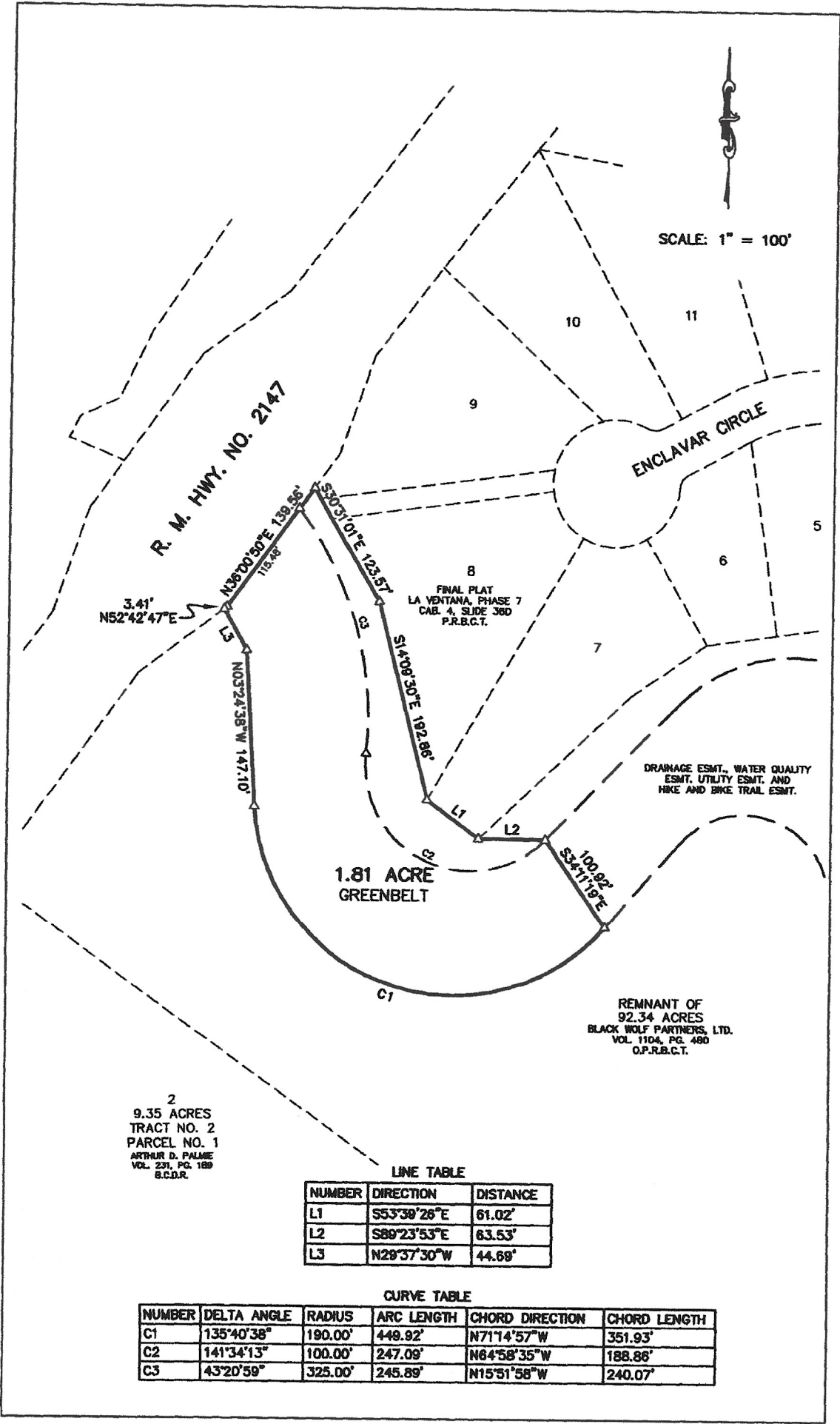
THENCE with the southeast right-of-way line of said R. M. Highway No. 2147, the northwest line of said 92.34 acre tract and the northwest line hereof, with (2) courses and distances as follows:

PAGE 2 OF 2 – 1.81 ACRES

- (1) N52°42'47"E, a distance of 3.41 feet to a computed point, for an angle point in the southeast right-of-way line of said R. M. Highway No. 2147, the northwest line of said 92.34 acre tract and an angle point hereof;**
- (2) N36°00'50"E, a distance of 139.56 feet to the POINT OF BEGINNING. Containing 1.81 acres.**



SCALE: 1" = 100'



2
9.35 ACRES
TRACT NO. 2
PARCEL NO. 1
ARTHUR D. PALME
VOL. 231, PG. 189
S.C.D.R.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S53°39'26"E	61.02'
L2	S89°23'53"E	63.53'
L3	N29°37'30"W	44.69'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	135°40'38"	190.00'	449.92'	N71°14'57"W	351.93'
C2	141°34'13"	100.00'	247.09'	N64°58'35"W	188.86'
C3	43°20'59"	325.00'	245.89'	N15°51'58"W	240.07'

REMNANT OF
92.34 ACRES
BLACK WOLF PARTNERS, LTD.
VOL. 1104, PG. 480
O.P.R.B.C.T.

1.81 ACRE
GREENBELT

DRAINAGE ESMT., WATER QUALITY
ESMT., UTILITY ESMT. AND
HIKE AND BIKE TRAIL ESMT.

8
FINAL PLAT
LA VENTANA, PHASE 7
CAB. 4, SLIDE 360
P.R.B.C.T.

R. M. HWY. NO. 2147

ENCLAVAR CIRCLE

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Janet Parker

201005270

July 01, 2010 03:54:08 PM

FEE: \$36.00

Janet Parker, County Clerk

Burnet County, Texas



**LA VENTANA PHASE 8A
SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL**

STATE OF TEXAS §
 §
COUNTY OF BURNET §

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LA VENTANA PHASE 8A is made effective on the date of recording in the Official Public Records of Burnet County, Texas.

Whereas, MFLV, LLC is the owner of the real property known as MINOR PLAT OF LA VENTANA, PHASE 8A, a subdivision in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet 4, Slide 29C, Plat Records of Burnet County, Texas ("Phase 8A");

Whereas, certain Lots within the La Ventana Single Family Residential Subdivisions are currently subject to the MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LA VENTANA SINGLE FAMILY RESIDENTIAL, recorded in Volume 1249, Page 980, Official Records of Burnet County, Texas (the "Declaration").

Whereas, Declarant's Control Period has expired and Declarant no longer owns any Lots subject to the Declaration.

Whereas, Owner desires to bring Phase 8A within the Declaration as a Subdeveloper and La Ventana Property Owners' Association, Inc. (the "Association") desires to make Phase 8A subject to the Declaration, pursuant to the granting of its authority in Section 2.03(d) of the Declaration.

Whereas, the Declaration provides for the recording of supplemental declarations to subject any real property that is subject to the Declaration to further covenants, conditions or restrictions; and

Whereas, Subdeveloper and the Association desires to impose upon the present and future owners of Lots within Phase 8A, additional binding covenants to run with the ownership of all land within those Units.

Now Therefore, Subdeveloper and the Association hereby declare that Phase 8A shall be held, transferred, sold, conveyed, used and occupied subject to the Declaration and the following covenants, conditions and restrictions hereinafter set forth in this Supplemental Declaration.

**ARTICLE I
USE OF PROPERTIES AND LOTS - PROTECTIVE COVENANTS**

Phase 8A and each Lot situated therein shall be constructed, developed, occupied and used as follows:

1.1 Setback Requirements. All front, side, and rear setbacks from Lot lines, shall meet the minimum requirements shown on the recorded Phase 8A final subdivision plat.

1.2 Size of Dwelling. Notwithstanding minimum square footage establish in the Declaration or other Supplemental Declarations, each Residence constructed on any Lot within Phase 8A shall contain a minimum air-conditioned floor area of 1,800 square feet. Total floor area shall be exclusive of open porches, breezeways, carports, garages and other outbuildings. The minimum size of a Living Unit may be waived by the Architecture Committee (the "Committee") on an individual case if in its opinion, such waiver is advisable in order to accommodate a unique building concept, and the resulting structure will not detract from the general appearance of the neighborhood.

**ARTICLE II
APPROVALS**

2.1 Required Approval. No building, structure, paving, pools, fencing, hot tubs, basketball goals or improvement of any nature shall be erected, placed or altered on any Lot unless the approvals required by the Declaration have been obtained from the ACC.

2.2 No Liability. THE SUBDEVELOPER, THE ASSOCIATION, THE COMMITTEE, THE BOARD OF DIRECTORS, OFFICERS, AND COMMITTEE MEMBERS OF THE ASSOCIATION SHALL NOT BE LIABLE FOR ANY MISTAKE OF JUDGMENT, NEGLIGENCE OR OTHERWISE, EXCEPT FOR THEIR OWN INDIVIDUAL WILLFUL MISFEASANCE, MALFEASANCE, MISCONDUCT, OR BAD FAITH. Approval of plans and specifications by the ACC is not approval thereof for engineering or structural design or adequacy of materials. By approving such plans and specifications neither the Committee, the members of either, the Subdeveloper, the Association, nor the Board of Directors assumes liability or responsibility for safety or adequacy of design, nor for any defect to any structure constructed from such plans and specifications.

**ARTICLE III
GENERAL PROVISIONS**

3.1 Conflict with Declaration. If any provision of this Supplemental Declaration conflicts with a provision in the Declaration, the provision of this Supplemental Declaration shall control.

3.2 Definitions. Terms used in this Supplemental Declaration with initial capital letters that are not otherwise defined herein shall have the meanings given to them in the Declaration.

IN WITNESS WHEREOF, Subdeveloper has caused this Supplemental Declaration to be executed.

Subdeveloper:

MFLV, LLC
a Texas limited liability company

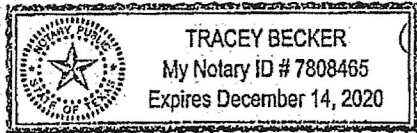
Chris Claiborne
Chris Claiborne, Manager

STATE OF TEXAS

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COUNTY OF Burnet

This Supplemental Declaration was acknowledged before me on the 2nd day of July, 2020, by Chris Claiborne, Manager of MFLV, LLC on behalf of said company.



Tracey Becker
Notary Public, State of Texas

IN WITNESS WHEREOF, the Association has caused this Supplemental Declaration to be executed.

Association:

La Ventana Property Owners' Association, Inc.
a Texas non-profit association

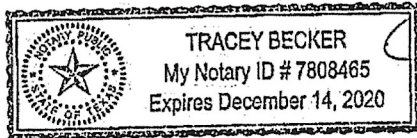
Jodi Jack
Jodi Jack, President

STATE OF TEXAS

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COUNTY OF BURNET

This Supplemental Declaration was acknowledged before me on the 2nd day of July, 2020, by Jodi Jack, President of La Ventana Property Owners' Association, Inc., on behalf of said Association.



Tracey Becker
Notary Public, State of Texas

After Recording, Return To:

Jodi Jack
906 La Ventana Drive
Marble Falls, TX 78654