

971041

V. 183 pg 770-772

**SECOND
AMENDED
DECLARATION OF EASEMENTS,
COVENANTS AND RESTRICTIONS
FOR
LAS COLINAS RANCH SUBDIVISION**

COPY

STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BLANCO)

That WHEREAS heretofore DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LAS COLINAS RANCH SUBDIVISION (herein called "Declaration"), promulgated and recorded in Volume 170, Pages 811-820 of the Official Public Records of Blanco County, Texas, and AMENDED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LAS COLINAS RANCH SUBDIVISION (herein called "First Amended Declaration"), promulgated and recorded in Volume 178, Page 847 of the Official Public Records of Blanco County, Texas; same incorporated herein by reference for all purposes;

WHEREAS, said Declaration provided that the owners of two-thirds (2/3) of the tracts in said subdivision have the right and privilege of amending any one of these restrictions; either as to their application to a particular lot or Las Colinas Ranch Subdivision as a whole; and

WHEREAS, Declarant, and Chris Copeland, and wife, Kelli Copeland (herein called COPELAND), owner of Tract No. 13 are the owners of two-thirds (2/3) of the tracts in said subdivision and are desirous of amending the original Declaration and First Amended Declaration and the following shall constitute the covenants and restrictions on Las Colinas Ranch Subdivision, to wit:

III. AMENDED ARCHITECTURAL RESTRICTIONS

(1) DWELLING SIZE:

The total floor area of the enclosed main structure of any single family residence, exclusive of patios, open porches, carports, and garages, shall contain not less than 1,500 square feet of primary residence. Secondary living quarters (such as guest house, maids or caretakers house) may be permitted if such structure's design is approved by the Board of Directors of the Las Colinas Ranch Property owners Association.

VI. AMENDED AMENDMENT

At any time the owners of the legal title to sixty-seven percent (67%) of the tracts in the subdivision (shown by the records of the County Clerk of Blanco County, Texas) may amend the restrictions, covenants, conditions, and matters set forth herein by filing an instrument containing such amendment in the Office of the County Clerk of Blanco County, Texas, except that, prior to initial sale of all tracts no such amendment shall be valid or effective without the joinder of Declarant, its successors or assigns.

VII. AMENDED DURATION OF RESTRICTIONS

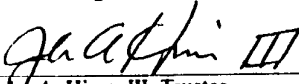
These restrictions and covenants are to run with the land and shall be binding on all parties and all parties claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the present owners of not less than sixty-seven percent (67%) of the tracts within the subdivision (as shown by the records of the County Clerk of Blanco County, Texas) has been recorded in the Deed Records of Blanco County, Texas, terminating these restrictions and covenants.


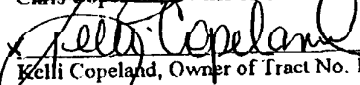
VIII. AMENDED LANDOWNER'S AGREEMENT

Any person negligently or willfully damaging or destroying all or any portion of the roads shall be responsible to the Association for damages, and the Association shall use any funds collected by claim, lawsuit, or settlement agreement arising out of such damage or destruction, to repair such damage or destruction, to the extent of such funds. Damage to roads shall include, but is not limited to, damage or destruction to the entrance gate, rockwork and support columns, caused by willful or negligent act or omission of tract owner, tract owner's family, guests, either invited or uninvited, employees and service providers.

Declarant and COPELAND hereby ratifies, reaffirms and republishes the Declaration and First Amended Declaration in all respects other than those mentioned.

Hime Living Trust, dated June 24, 1991

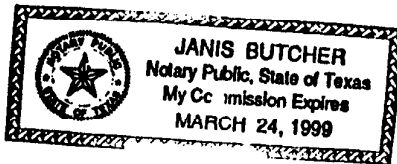

John A. Hime, III, Trustee

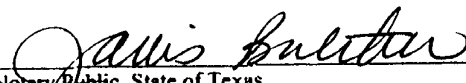
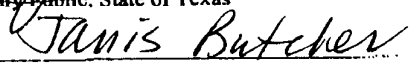

Chris Copeland, Owner of Tract No. 13

Kelli Copeland, Owner of Tract No. 13

STATE OF TEXAS)

COUNTY OF ~~BLANCO~~)
 TRAVIS

This instrument was acknowledged before me on the 28 day of May, 1997, by John A. Hime, III, Trustee, and ~~Audrey B. Hime, Trustee.~~

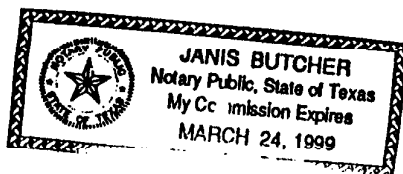


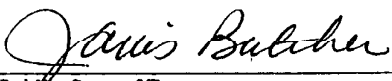
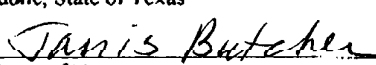

Notary Public, State of Texas

Printed Name of Notary
Notary's commission expires: 3/24/99

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on the 28 day of May, 1997, by ~~Chris Copeland, and wife, Kelli Copeland, owner of Tract No. 13.~~



x 
Notary Public, State of Texas

Printed Name of Notary
Notary's commission expires:

PREPARED IN THE LAW OFFICE OF:

Dean C. Myanc
P. O. Box 787
Blanco, Texas 78606

Page 3 Amended Declaration of Easements, Covenants and Restrictions for
Las Colinas Ranch Subdivision

FILED FOR RECORD

At 12:31 O'clock P. M.

JUN 8 1997

DOROTHY UECKER

Clerk, Co. Court, Blanco County, Texas

By Doris Schaeferkoeter Deputy

THE STATE OF TEXAS)
COUNTY OF BLANCO) I, DOROTHY UECKER, Clerk of Blanco County do hereby
certify that the foregoing instrument was filed on the date and time stamped hereon
and duly recorded this 4th day of June A.D. 19 97
at 1:06 o'clock P. in the CLERK'S PUBLIC RECORDS of said County,
in Volume 183 on Page 770-772 whereof I have and seal
of the County Court of said County, at office in Johnson City, the day and year last
above written.

DOROTHY UECKER, CLERK
COUNTY COURT, BLANCO COUNTY
BY: Doris Schaeferkoeter
Doris Schaeferkoeter