



AMENDMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS

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RIO ANCHO RANCH SUBDIVISION PHASE I

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STATE OF TEXAS

§

§ **KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF WILLIAMSON

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WHEREAS, 284 San Gabriel, LLC, a Texas limited liability company (hereinafter called "Declarant"), is the Declarant as identified in that certain document entitled "Declaration of Covenants, Conditions, Easement & Restrictions, Rio Ancho Ranch Subdivision" (hereinafter called the "Declaration") filed for record in 200808933 and 2008069715, Official Public Records of Burnet and Williamson County, Texas;

WHEREAS, the President of Rio Ancho Ranch Homeowners Association, Inc. is authorized to amend the Declarations;

NOW, THEREFORE, the Declaration is amended as follows, to wit:

I. ARTICLE V, Section 5.04i is hereby amended to provide:

Garage doors and the doors of any ancillary buildings shall not face any streets or side streets without approval of the Declarant.

II. ARTICLE V, Section 5.08 is hereby amended to provide:

Driveways and Sidewalks: All driveways must be concrete or brick concrete pavers. All driveways must be at least eleven (11') feet wide and constructed from roadway to garage. Oil and gravel-type driveways (commonly called chip coat) or gravel only driveways are not allowed. Drainage structures under private driveways, where required, shall be a minimum of 6" in diameter. Each drainage structure shall be installed with concrete end caps. The drainage structure shall be installed before residence construction begins. The driveway must be completed before occupying the residence. All required permits must be obtained from the appropriate County before any drive way is constructed. All Lots will have a sidewalk starting at the right property line and ending at the left property line. All sidewalks must be 36" wide. Sidewalk setbacks will be ten (10') feet minimum from street and twenty (20') feet maximum. All sidewalks must connect with sidewalks on adjoining Lots.

III. ARTICLE V, Section 5.29 is hereby amended to provide:

Fences: The plans for all fencing must be approved by the Committee prior to the commencement of construction. Barbed wire fences, T-Bar posts, hog and chicken wire, any and all wood and similar other fences are not allowed. Only metal pipe fencing of at least 1 ½" in diameter, masonry, iron, or vinyl-type fencing is allowed. Fencing, unless approved prior to construction, is permitted behind the back building projection line of the residence only. All fence lines must be mowed and kept clean of weeds, trash and garbage at all times. All fences must be well maintained to prevent sagging and deterioration and must be installed in a workmanlike manner. Any fencing installed prior to the Committee's approval will be required to be removed.

In all other respects, The Declaration is hereby ratified and affirmed as recorded.

IN WITNESS WHEREOF Rio Ancho Ranch Homeowners Association, Inc. has caused this document to be executed by its duly authorized officer this 20 day of 11, 2012

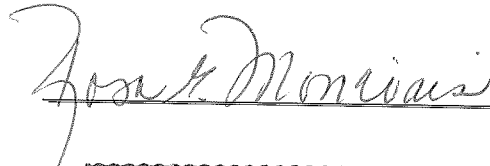
RIO ANCHO RANCH HOMEOWNERS  
ASSOCIATION, INC.

By:   
Jon Branigan, President

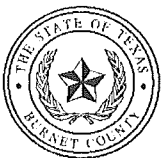
STATE OF TEXAS  
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this 20 day of Nov, 2012, by Jon Branigan, President of Rio Ancho Ranch Homeowners Association, Inc.

NOTARY PUBLIC STATE OF TEXAS



**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS



201209393

November 26, 2012 11:30:15 AM

FEE: \$20.00

Janet Parker, County Clerk

Burnet County, Texas

