

**CORRECTED THIRD AMENDMENT TO THE BYRD RANCH AT MILLER CREEK
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BLANCO §

WHEREAS, the Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions (the "Original Declaration") was recorded in Document No. 2022-22044 of the Official Public Records of Blanco County, Texas;

WHEREAS, MMB Miller Creek LLC (the "Declarant"), the Declarant of the Original Declaration amended the Original Declaration pursuant to the Amended and Restated the Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions (the "First Amendment") which was recorded in Document No. 2022-220150 of the Official Public Records of Blanco County, Texas;

WHEREAS, MMB Miller Creek LLC amended the First Amendment pursuant to the Second Amendment to the Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions (the "Second Amendment") which was recorded in Document No. 220296 of the Official Public Records of Blanco County, Texas;

WHEREAS, pursuant to Section 7.02 (a) of the First Amendment, the Declaration may be amended by the Declarant acting alone until December 31, 2031, or until Declarant no longer holds a majority of the votes in the Association, whichever occurs first;

WHEREAS, as of the date hereof, the Declaration holds a majority of the votes in the Association;

WHEREAS, the Declarant desires to amend a portion of Article II of the First Amendment.

NOW, THEREFORE, Declarant hereby amends Section 2.07 of Article II of the First Amendment so that from and after the date hereof, Section 2.07 shall be as follows:

"2.07 Construction of Improvements. No Improvements shall be constructed upon any of the Property or any Lot without the prior written approval of the Architectural Committee. The Improvements on any Lot shall be limited to one single family residence not exceeding two stories in height, and Outbuildings as defined above; provided, however, notwithstanding the foregoing, Lot 10 shall have the right to contain up to four guest houses and four Outbuildings in addition to the single family residence. Except as herein set out, no other structures may be located upon any portion of the Property. No prefabricated structures are permitted. No old homes shall be moved upon the Property or any Lot without the prior written approval of the Architectural Committee. No above ground swimming pools are allowed on the Property. No trailer, motor home, mobile home, tents, shacks, garage, barn or other structures located or erected on the Property or any Lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Satellite dishes and propane tanks will be neatly screened so as to not be visible from the front of the main dwelling."

Except for the above stated revisions to Section 2.07 of the First Amendment, the balance of the First Amendment and the Second Amendment shall remain in full force and effect.

This Third Amendment To The Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions is made in place of and as a CORRECTION AMENDMENT of that certain Second Amendment To The Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions executed by the Declarant dated January 28, 2022 and recorded in Document Number 2022-220509 of the Official Public Records of Blanco County, Texas, wherein by error or mistake the document was referred to as the Second Amendment To The Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions, when in truth and fact the document was actually the Third Amendment To The Byrd Ranch At Miller Creek Declaration Of Covenants, Conditions And Restrictions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 28th day of January, 2022.

DECLARANT

MMB MILLER CREEK, LLC
A Texas limited liability company

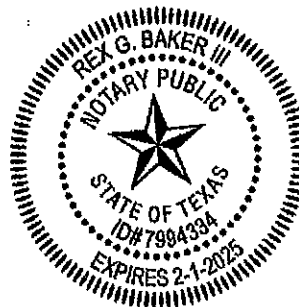
By: Andrea Jill Mock
Name: Andrea Jill Mock
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF BLANCO §

This instrument was acknowledged before me on this 28 day of January, 2022, by Andrea Jill Mock, Manager of MMB Miller Creek, LLC, a Texas limited liability company, on behalf of said limited liability company.

Rex G. Baker III
Notary Public, State of Texas

My Commission Expires: _____



**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 220522

eRecording - Real Property

CORRECTION

Recorded On: January 31, 2022 08:08 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 220522
Receipt Number: 20220128000037
Recorded Date/Time: January 31, 2022 08:08 AM
User: Melody E
Station: cclerk03

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.**

Laura Walla
Blanco County Clerk
Blanco County, TX

Laura Walla