



AMENDMENTS TO PROPERTY RESTRICTIONS

Whereas, WC177, LLC ("Grantor") was the owner of 177.02 acres of land further described in the Warranty Deed from EHARPER RANCH, LLC to WC177, LLC located in document 20215271 of the Deed Records of Gillespie County, Texas;

Whereas, Grantor sold tracts to the following "Grantees":

- a) Gary Wood and Laura Furber by Special Warranty Deed located in Instrument No. 20233379 of the Official Deed Records of Gillespie County, Texas;
- b) Brian Edwards and Carolyn Edwards by Special Warranty Deed located in Instrument No. 20224969 of the Official Deed Records of Gillespie County, Texas;
- c) Mark Franklin Lemons and Jo Lee Lemons by Special Warranty Deed located in Instrument No. 20223097 of the Official Deed Records of Gillespie County, Texas;
- d) Steven G. Coker and Joni K. Coker by Special Warranty Deed located in Instrument No. 20222425 of the Official Deed Records of Gillespie County, Texas;
- e) Richard Conoley and Linda K. Conoley by Special Warranty Deed located in Instrument No. 20221648 of the Official Deed Records of Gillespie County, Texas;

Whereas, all above Deeds were subject to the Restrictions in each Special Warranty Deed, which are fully incorporated as if fully restated herein,

Whereas, all parties wish to amend the Restrictions as stated below: -

AMENDMENT ONE

Original "RESTRICTION" reads: "No structure shall be erected on property nearer than fifty feet (50') from the front, or twenty feet (20') side or rear property line."

Amendment reads: "No structure shall be erected on property nearer than fifty feet (50') from the front, sides or rear property lines."

AMENDMENT TWO

Original "RESTRICTION" reads: "Property shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures) and livestock production. No industrial pursuit or enterprise shall be permitted to be conducted on property. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall be inclusive of, but not exclusive of: Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture."

Amendment reads: "Property shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures) and livestock production. The short or long term rental of residences located on the property is not considered to be a commercial purpose. No industrial pursuit or enterprise shall be permitted to be conducted on property. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall be inclusive of, but not exclusive of: Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture.

No other amendments to the "RESTRICTIONS" document are being offered.

WAIVER FROM PROPERTY RESTRICTIONS

Whereas, Grantor and Grantees agree to waive and release Steven G. Coker & Joni K. Coker from the "RESTRICTIONS" document's last sentence, stating, "No subdividing for at least 3 years", but only to the extent specifically stated below:

Steven G. Coker and Joni K. Coker may subdivide their property before the end of the 3 year restriction time period, and may sell the property listed in Exhibit "A" to adjoining property owner(s), Gary Wood and Laura Furber.

Whereas, Grantor and Grantees agree to waive and release Steven G. Coker & Joni K. Coker from the "RESTRICTIONS" document's last sentence, stating, "No subdividing for at least 3 years", but only to the extent specifically stated below:

Steven G. Coker and Joni K. Coker may subdivide their property before the end of the 3 year restriction time period, and may sell the property listed in Exhibit "B" to adjoining property owner(s), Brian Edwards and Carolyn Edwards.

No other waivers from the "RESTRICTIONS" document are being offered.

The AMENDMENTS and WAIVER contained in this document, as specifically stated are agreed to and approved by the neighboring property owners, under the same, original "RESTRICTIONS" document, per their signatures below:

Richard Conoley
Linda Conoley

Printed Name(s)

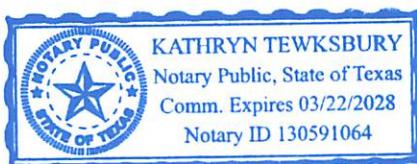
Richard Conoley
Linda K. Conoley

Signature(s)

STATE OF Texas
COUNTY OF Gillespie

This instrument was acknowledged before me this 14 day of March, 2024.

My commission expires: _____



Kathryn Teeksbury

(Notary Public)

Brian Edwards

Printed Name(s)

R. Edwards

Carolyn Keener

Carolyn Keener

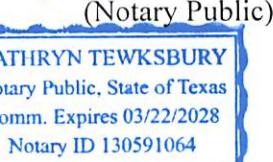
Signature(s)

STATE OF Texas

COUNTY OF Gillespie

This instrument was acknowledged before me this 15 day of March, 2024.

My commission expires: _____



Dany Wood
Gary Wood

Printed Name(s)

Laura P. Furby
Laura P. Furber

Signature(s)

STATE OF TX

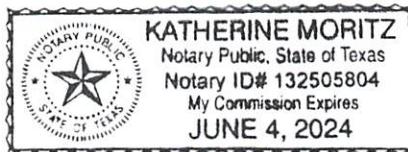
COUNTY OF Gillespie

This instrument was acknowledged before me this 18 day of March, 2024.

My commission expires: 6.4.24

Katherine M

(Notary Public)



Joni K Coker
STEVE COKER

Printed Name(s)

Joni K Coker
SC

Signature(s)

STATE OF TX

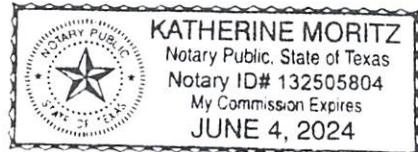
COUNTY OF Gillespie

This instrument was acknowledged before me this 25 day of March, 2024.

My commission expires: 6.4.24

Katherine M

(Notary Public)



Mark Lemons
Jo Lemons

Printed Name(s)

Mark Lemons
Jo Lemons

Signature(s)

STATE OF TX

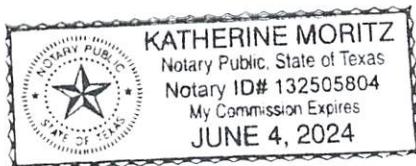
COUNTY OF Gillespie

This instrument was acknowledged before me this 3 day of April, 2014.

My commission expires: 5-4-24

Katherine M

(Notary Public)



Printed Name(s)

Signature(s)

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, _____.

My commission expires: _____

(Notary Public)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lindsey Brown



Lindsey Brown, County Clerk
Gillespie County Texas
October 29, 2024 11:23:34 AM

FEE: \$41.00 JCOSTON

20245538