

UPDATED 8-25-2015

HILL COUNTRY RANCH ESTATE 2 RESTRICTIONS

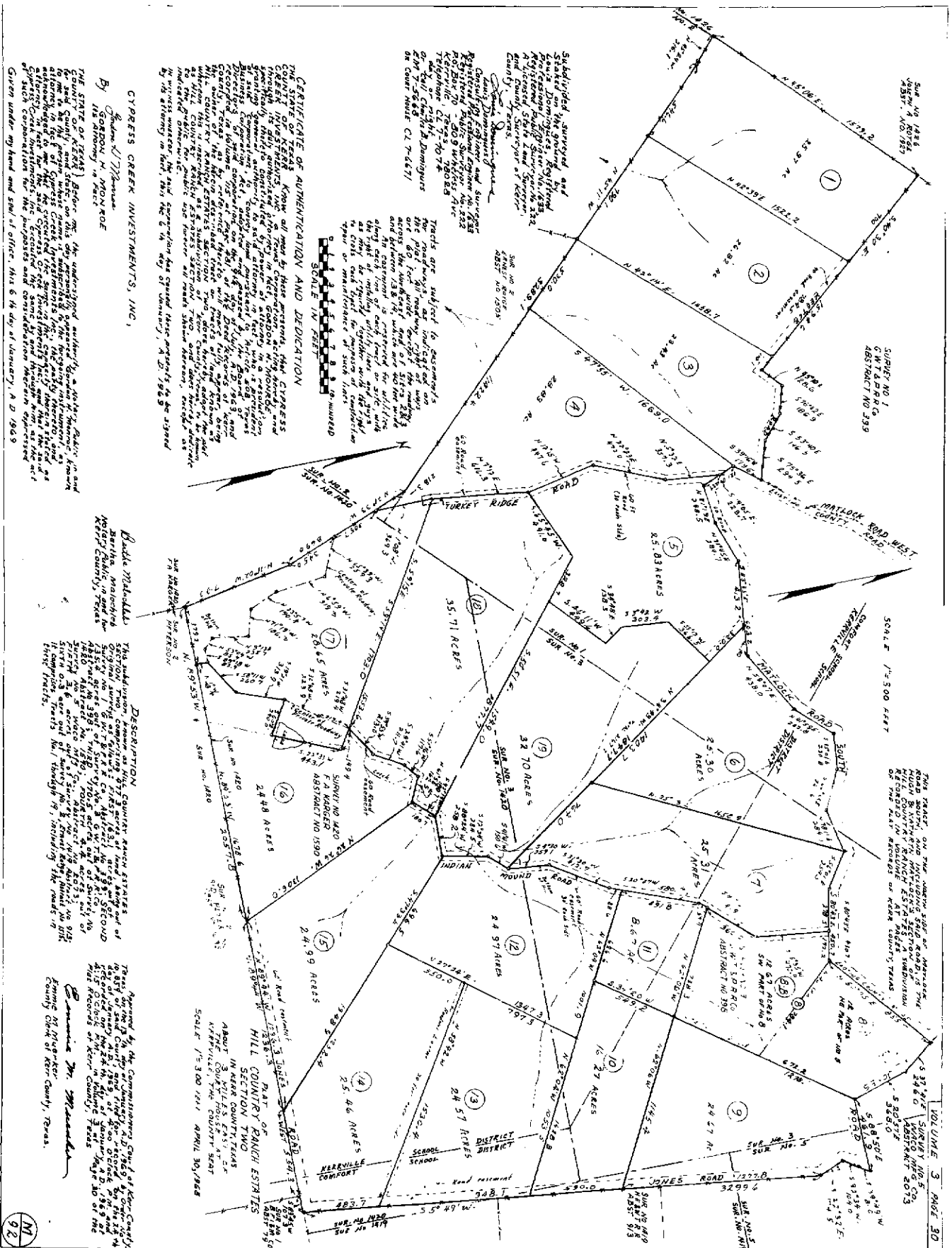
Item 1 of Schedule "B" is hereby deleted in its entirety. (AS PER MAJORITY OF SUBDIVISION)

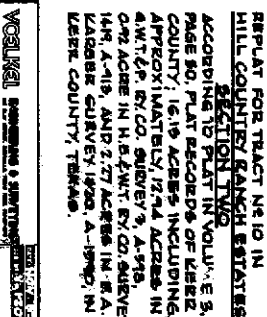
Except For TRACT 10 (See below) There are no restrictions

Volume 313, Page 646 and Volume 959, Page 92, Real Property Records of Kerr County, Texas; Volume 5, Page 38, Plat Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (AS PER REPLAT OF TRACT 10 ONLY)

OTHER EXCEPTIONS

- Minerals conveyed by Grantor, as described in Royalty Deed from Robert Voigt to T. Fred Evins, W.M. Morgan and J.R. Klumpp, as trustees of Texas Osage Co-operative Royalty Pool, and unto Flag Oil Company of Texas, dated October 11, 1929, recorded in Volume 5, Page 99, Oil & Gas Lease Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Mineral reservation by Grantor, as described in instrument from Charles B. Jones and wife, Miriam Lehmann Jones, William Saunders and wife, Marijo Lehmann Saunders, and G.E. Lehmann, III and wife, Frances Higdon Lehmann to Cypress Creek Investments, Inc., dated March 28, 1963, recorded in Volume 115, Page 67, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of aforesaid instrument.
- Right-Of-Way Easement dated June 23, 1964 to Kerr County, Texas, recorded in Volume 4, Page 38, Easement Records of Kerr County, Texas.
- Right-Of-Way Easement dated June 23, 1964 to Central Texas Electric Cooperative, Inc., recorded in Volume 4, Page 54, Easement Records of Kerr County, Texas.
- Road and Utility Easements as per the plat recorded in Volume 3, Page 30, Plat Records of Kerr County, Texas.
- Road and Utility Easements and Building Set Back Lines as per the Plat recorded in Volume 5, Page 38, Plat Records of Kerr County, Texas. (AS PER THE REPLAT OF TRACT 10)
- Certified Service Area Map For Hill Country Ranch Estates Well Association recorded in Volume 1575, Page 430, and refiled in Volume 1587, Page 1, Official Public Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of parties in possession. (AS PER OWNER POLICY ONLY)





RESTRICTION AGREEMENT\HILL COUNTRY RANCH ESTATES, UNIT TWO

THE STATE OF TEXAS §

COUNTY OF KERR §

For the purpose of clarification and notice to the public, the undersigned agree that the instrument entitled "RATIFICATION OF RESTRICTIONS OF HILL COUNTRY RANCH ESTATES, UNIT TWO", dated May 1, 1996, recorded in Volume 849, Page 353, of the Real Property Records of Kerr County, Texas, does not apply to Lots 1-5 of the Replat of Tract No. 10 of Hill Country Ranch Estates, Section Two, recorded in Volume 5, Page 38, of the Plat Records of Kerr County, Texas.

However, said Lots 1 through 5 are subject to Restrictions recorded in Volume 313, Page 646, of the Kerr County Deed Records, which do not allow single-wide mobile homes.

EXECUTED this the 22nd day of June, 1998, effective as of May 1, 1996.

FILED FOR RECORD
at...4:20... o'clockP.....M

JUL 1 1998

BILLIE G. MEEKER
Clerk County Court, Kerr County, Texas
Billie G. Meeker Deputy

Vernon S. Maret Jr.
VERNON S. MARETT, JR.

Linda E. Maret
LINDA E. MARETT

W. H. Hoegemeyer
W. H. HOEGEMEYER

Julianne S. Hoegemeyer
JULIANNA S. HOEGEMEYER

William H. Johnson
WILLIAM H. JOHNSON

Jane E. Johnson
JANE E. JOHNSON

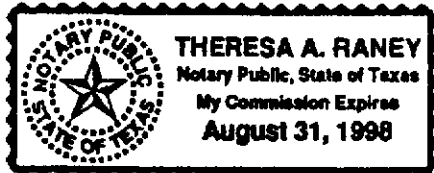
5-5-1

THE STATE OF TEXAS §

VOL 0959 PAGE 093

COUNTY OF KERR §

This instrument was acknowledged before me on this 22nd day of June, 1998, by VERNON S. MARETT, JR. and wife, LINDA E. MARETT.

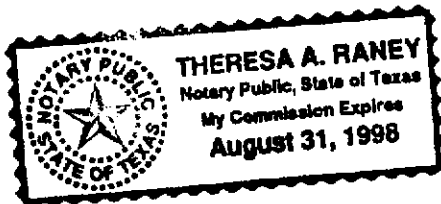


Theresa A. Raney
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 1st day of ~~June~~ 1998, by W. H. HOEGEMEYER and wife, JULIANNA S. HOEGEMEYER.

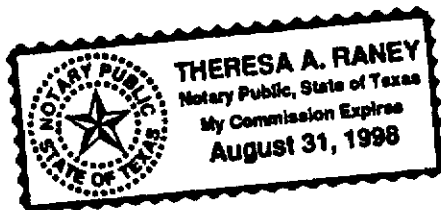


Theresa A. Raney
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 22nd day of June, 1998, by WILLIAM H. JOHNSON and wife, JANE E. JOHNSON.



Theresa A. Raney
Notary Public, State of Texas

RECORD Real Property
VOL 959 PG 92
RECORDING DATE

JUL 02 1998



Belle G. Meeker
COUNTY CLERK, KERR COUNTY, TEXAS

RETURN TO:
Kerrville Title Company
1456 Sidney Baker
Kerrville, Texas 78028

Filed By
Kerrville Title Company

Provisions herein which restrict the sale, rental or use of the described prop-
erty because of color or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS }
COUNTY OF KERR }
I hereby certify that this instrument was FILED in the File Number Sequence
on the date and at the time stamped hereon by me and was duly RECORDED
in the Official Public Records of Real Property of Kerr County, Texas on

JUL 02 1998



Belle G. Meeker
COUNTY CLERK, KERR COUNTY, TEXAS

RECORDER'S NOTE
AT TIME OF RECORDATION INSTRUMENT FOUND
TO BE INADEQUATE FOR BEST PHOTOGRAPHIC
REPRODUCTION DUE TO DEPTH & DARKNESS OF
PRINT, COLOR OF PRINT OR INK, BACKGROUND OF
PAPER, ILLEGIBILITY, CARBON OR PHOTO COPY, ETC.

RESTRICTIONS

01845

VOL 313 PAGE 646

THE STATE OF TEXAS §
COUNTY OF KERR §

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RICHARD J. TIERNEY, hereinafter called "Owner", is the owner of all that certain real property in Kerr County, Texas, known as Tract 10 (Ten), Hill Country Ranch Estates, Section 2 (Two), being referred to herein as "Subdivision", according to the map or replat thereof recorded in Volume 5, Page 38, of the Plat Records of Kerr County, Texas, to which map or replat, and the record thereof, reference is here made for a full and particular description of said real property.

Owner desires to create and carry out a uniform plan for the improvement, development and sale of all of the lots or tracts in said Subdivision, for the benefit of the present and future owners of said lots or tracts, and for the protection of property values therein; and, to that purpose, Owner hereby adopts and establishes the following declarations, reservations, restrictions, covenants, conditions and easements to apply uniformly to the use, improvements, occupancy and conveyance of all lots or tracts in said Subdivision, including the dedicated roads, avenues, and streets, therein; and any Deed or contract or Deed which may be hereafter executed with regard to any of the lots or tracts in said Subdivision shall conclusively be held to have been executed, delivered and accepted subject to the following, regardless of whether or not the same are set out in full or by reference in said Deed or Contract For Deed:

1. Dwellings. All dwellings or residences must be either: (1) a site built residential structure, (2) a modular or pre-fabricated residence, or (3) a double wide mobile home. All modular, pre-fabricated or double-wide mobile homes must be permanently attached to the ground and finished to ground level with native stone, block, brick or comparable substitute. All axles, wheels and hitches must be removed from the double wide mobile homes.
2. Animals. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except as follows: (1) dogs, cats, and other household pets or poultry, may be kept, provided they are not kept, bred, or maintained for any commercial purpose, and/or (2) two horses may be allowed if the lot is properly fenced to contain the horses.
3. Annoyance or Nuisance. No noxious or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, nor shall any non-operational vehicles be kept on the property unless property garaged.
4. The foregoing provisions and restrictions are hereby declared to be conditions, restrictions, uses and covenants running with the land,

and they shall be fully binding on all persons acquiring property and lands in said Subdivision by any means, and all of said persons, by acceptance of the title, conveyance and possession of any of said property, shall fully perform and comply with said conditions, restrictions, uses and covenants which shall be binding and in full force and effect until January 1, 1995. On or after January 1, 1995, said conditions, restrictions, uses and covenants shall be automatically extended for successive period of ten (10) years, each, unless changed in whole or part by three-fourths (3/4) majority of then then legal owners of the tracts in said Subdivision, each tract thereof to admit and be entitled to one (1) vote. If any person or persons shall violate any of the said foregoing conditions, restrictions, uses and covenants, it shall be lawful for any other person or persons owning any of said tracts in said Subdivision to prosecute such violation or violations at law or in equity against the violator or violators thereof and to institute appropriate proceedings against any attempted violation thereof and recover damages therefor. The invalidation of any one or more or any part of these conditions, restrictions, uses and/or covenants by judgment or court order shall in no wise affect or invalidate any of the others, which shall remain in full force and effect.

EXECUTED this 2th day of February, 1985.

Richard J. Tierney
RICHARD J. TIERNEY

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 8th day of February, 1985 by RICHARD J. TIERNEY.



Robert J. Parnley
Notary Public, State of Texas

Notary's Printed Name:

Robert J. Parnley

My Commission Expires: 8/13/85

FIDELITY ABSTRACT AND TITLE CO.
Ph. 896-4311 Kerrville, Texas

#01845 P

Restitutions

Richard G. Honeycutt

to

The Public

FILED FOR RECORD

at 2:58 o'clock P.M.

MAR 5 1985

PATRICIA DYE

Deputy County Clerk, Kerr County, Texas

By *Patricia Dye* Deputy

After Recording, return to
Fidelity Abstract & Title Co.
323 Earl Garrett St.
Kerrville, Texas 78028

Filed for record March 5, 1985 at 2:58 o'clock P.M.
Recorded March 11, 1985
PATRICIA DYE, Clerk By *Whitman J. Wasmuth* Deputy