

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2014 14030932

Instrument Number: 2014-14030932

Recorded On: October 20, 2014

As
OPR RECORDINGS

Parties: HIDDEN CREEK RANCH OWNERS ASSOCIATION INC

Billable Pages: 2

To

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

OPR RECORDINGS 30.00
Total Recording: 30.00

FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS HCROA
Also recorded in Blanco County
October 20, 2014
Doc 142646, Vol. 498, pg. 527

***** DO NOT REMOVE. 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:

Record and Return To:

Document Number: 2014-14030932
Receipt Number: 380152
Recorded Date/Time: October 20, 2014 09:59:18A
Book-Vol/Pg: BK-OPR VL-5048 PG-566
User / Station: O Martinez - Cashiering #6

MICHAEL P BOOKER
ORIGINAL TO CUSTOMER
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

STATE OF TEXAS §
COUNTY OF HAYS AND BLANCO §

FIRST AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS
HIDDEN CREEK RANCH OWNERS ASSOCIATION, INC.

Document reference. Reference is hereby made to that certain Amended and Restated Declaration of Covenants Conditions and Restrictions for Hidden Creek Ranch (the "Declaration") filed as Document No. 04011817, Vol. 2451, pg. 818-830 Official Public Records of Hays County, Texas, and as Document No. 132402, Vol. 478, pg. 0873-0886, Official Public Records of Blanco County, Texas.

WHEREAS the Declaration provides that Owners of Lots subject to the Declaration are automatically made Members of Hidden Creek Ranch Owners Association, Inc. (the "Association");

Whereas the Association has adopted an amendment to the Declaration by at least 67% vote of all voting interests, as required by state law, and such amendment is attached as Exhibit A hereto;

Therefore the Amended and Restated Declaration of Covenants, filed in both Hays and Blanco Counties as referenced above, is hereby made applicable to all Property described by the Declaration, and is hereby amended as follows in Exhibit A.

HIDDEN CREEK RANCH OWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors

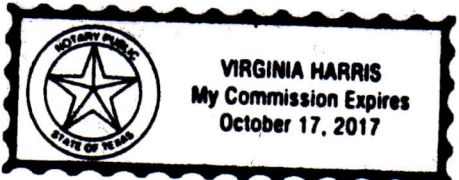
Signature: Michael P. Booker
Printed Name: Michael P. Booker
Title: Director

Exhibit A First Amendment to Amended and Restated Declaration of Hidden Creek Ranch

Acknowledgement

STATE OF TEXAS §
COUNTY OF HAYS §

This instrument was executed before me on the 20th day of October, 2014, by Michael P. Booker in the capacity stated above.



Virginia Harris
Notary Public, State of Texas

Exhibit A

Article V. VOTING RIGHTS Sections 5.03, 5.03(a) and 5.03(b) are hereby amended to allow one vote per Lot rather than one vote per acre, and are thus revised to read in their entirety as follows:

5.03. Voting Rights. On all matters to be voted on by the Members, each Lot will have one vote (Common Areas shall not have a vote).

5.03(a). REPEALED

5.03(b). REPEALED

Article VII. FUNDS AND ASSESSMENTS Section 7.01(a) is hereby amended to assess each Lot an equal amount rather than an amount determined by acreage, and is thus revised to read in its entirety as follows:

7.01. Assessments.

(a). Each Lot will be assessed an equal amount to be determined by the Board to be necessary pursuant with Sections 7.03 and/or 7.05 below.

The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hidden Creek Ranch (previously adopted in 2004) are filed in Hays and Blanco County, Texas as referenced above.