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Returned to
Land of Oaks
Development

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Amendment to the Declaration of Covenants, Conditions and Restrictions is made on the 26th day of April 2013, by Owners of seventy-five percent (75%) or more of the Tracts in the Ranches at Cat Spring Subdivision.

Whereas, there was filed for record a document dated July 5, 2011 titled Declaration of Covenants, Conditions and Restrictions, recorded in the Official Records of Austin County, Texas, Austin County Clerk File No. 112965 setting forth such covenants, conditions and restrictions for the Ranches at Cat Spring, a 434.948-acre subdivision in Austin County, Texas. Amendments to the Declaration of Covenants, Conditions and Restrictions are recorded in the Official Records of Austin County, Texas, Austin County Clerk's File Nos. 114328 and 121233.

The plat of the Ranches at Cat Spring Subdivision is recorded in Plat Cabinet No. 2, Pages 77 and 78 in the Plat Records of Austin County, Texas, Austin County Clerk File No. 112661. A replat of the Ranches at Cat Spring is recorded in Volume 2, Page 79, Plat Records of Austin County, Texas.

Whereas, pursuant to Article III, Section 2, Developer reserved the right to amend the Covenants, Conditions and Restrictions by consent of Owners of not less than seventy-five percent (75%) of Tracts.

NOW, THEREFORE, the undersigned, being the requisite number of Owners of Tracts in the Ranches at Cat Spring Subdivision, hereby amend the Covenants, Conditions and Restrictions and the aforementioned Amendments to the Covenants, Conditions and Restrictions as follows:

1. Paragraph 5.06 of Section 5 of Article II is revised to read as follows:
 - 5.06 Subdivision. Existing Tracts as formed by the original Plat recorded in Plat Cabinet No. 2, Pages 77 and 78 in the Plat Records of Austin County, Texas and as formed by the replat recorded in Volume 2, Page 79, Plat Records of Austin County, Texas, may be subdivided as long as no resulting tract is smaller than 18 acres. The Tracts that possibly may be subdivided include Tracts 2, 3, 5, 6, 7, 8 and 9. Prior to this Amendment, Tracts 2, 3 and 9 could not be subdivided, and the Owners of Tracts 2, 3 and 9 are prohibited from subdividing prior to January 1, 2020.

If a Tract Owner chooses to subdivide, the Tract Owner must have a Plat approved by the Austin County Commissioners Court and recorded with the Austin County Clerk and adhere to all of the Subdivision Rules of Austin County in effect at the time the Tract is subdivided.

2. All other terms and conditions of the Covenants, Conditions and Restrictions are hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned Tract Owners have executed this Declaration.

Tract Owners:

Tract 4: [Signature] Thomas A Luce
Signature Printed Name

THE STATE OF TEXAS §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on May 2, 2013, by
Thomas A. Luce
owner of Tract 4 in Ranches at Cat Spring Subdivision.



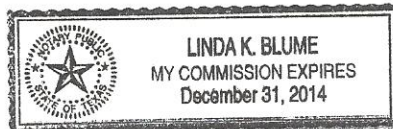
[Signature]
Notary Public, State of Texas

Tract 4: [Signature] Deborah Luce
Signature Printed Name

THE STATE OF TEXAS §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on May 3, 2013, by
Deborah Luce
owner of Tract 4 in Ranches at Cat Spring Subdivision.

[Signature]
Notary Public, State of Texas



IN WITNESS WHEREOF, the undersigned Tract Owners have executed this Declaration.

Tracts 2, 5, 6, 9, 10, 11, 12:

Land of Oaks Development LLC

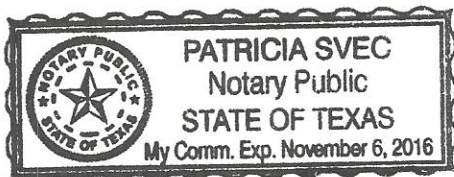
By: *Nancy S. Naron*
Nancy S. Naron, President

THE STATE OF TEXAS §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on May 3, 2013, by

NANCY NARON, PRESIDENT of LAND of OAKS DEVELOPMENT, LLC.

owner of Tracts 2, 5, 6, 9, 10, 11, and 12 in Ranches at Cat Spring Subdivision.



Patricia Svec
Notary Public, State of Texas

IN WITNESS WHEREOF, the undersigned Tract Owners have executed this Declaration this 29 th day of April, 2013.

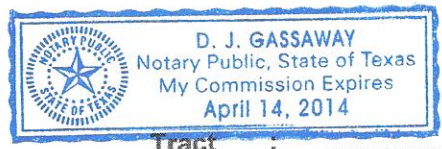
Tract Owners:

Tract 7: [Signature] JOHN C. WYCOFF
Signature Printed Name

[Signature] Melinda Wycoff
Signature Printed Name

THE STATE OF TEXAS §
COUNTY OF AUSTIN Galveston §

This instrument was acknowledged before me on April 29, 2013, by John C. Wycoff and Melinda Wycoff owner(s) of Tract 7 in Ranches at Cat Spring Subdivision.



[Signature]
Notary Public, State of Texas

Tract ____: _____
Signature Printed Name

Signature Printed Name

THE STATE OF TEXAS §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on _____, 2013, by _____ and _____ owner(s) of Tract _____ in Ranches at Cat Spring Subdivision.

Notary Public, State of Texas


IN WITNESS WHEREOF, the undersigned Tract Owners have executed this Declaration.

Tract Owners:

Tract 3: [Signature] Mario Rodriguez
Signature Printed Name
[Signature] Blanca Rodriguez
Signature Printed Name

THE STATE OF TEXAS §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on 05/02, 2013, by Mario Rodriguez and Blanca Rodriguez

owner(s) of Tract 3 in Ranches at Cat Spring Subdivision.
 [Signature]
Notary Public, State of Texas
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-27-15

Tract ____: _____
Signature Printed Name

Signature Printed Name

THE STATE OF TEXAS §
COUNTY OF AUSTIN §

This instrument was acknowledged before me on _____, 2013, by _____ and _____

owner(s) of Tract _____ in Ranches at Cat Spring Subdivision.

Notary Public, State of Texas

FILED
13 MAY -6 AM 10: 03
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.
 Carrie Gregor
Carrie Gregor, County Clerk
Austin County, Texas

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