

3-24-04  
3-25-04

040886

295/222

**SECOND AMENDED  
RESTRICTIONS FOR ONE RIVER POINT SUBDIVISION**

STATE OF TEXAS            )  
  )  
COUNTY OF BLANCO        )

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ONE RIVER POINT SUBDIVISION is a subdivision of Blanco County, Texas, as shown of record in Book 2, Page 19, Map and Plat Records of Blanco County, Texas;

WHEREAS, original One River Point Property Owners Association and Restrictive Covenants is found of record in Vol. 263, Page 757 et seq. of the Official Public Records of Blanco County, Texas, and First Amended Restrictions for One River Point Subdivision is found of record in Volume 288, Page 500 of the Official Public Records of Blanco County, Texas;

WHEREAS, Leslie L. Hudler and ELK Financial, Inc. are the owners of more than three-fourths (3/4's) of the tracts in the Subdivision;

WHEREAS, three-fourths (3/4's) of the members of the Property Owner's Association desire to amend the Restrictions of One River Point Subdivision as follows, to wit:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**Amended Restrictions**

**ARTICLE II**

7. No manufactured home, single-wide mobile homes, double-wide mobile home or house trailer is permitted. No structures of any kind may be moved on to the property. Motor homes and travel trailers are permitted on the property. All motor homes and travel trailers shall be garaged in a covered building the exterior of which is consistent with the primary structure.

Filed this 25 day of March 2004  
11.20 A.M

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**KAREN NEWMAN**  
County Clerk, Blanco County, Texas  
By [Signature] Deputy

1,500  
LKH  
LK by LKH

8. All homes shall contain a minimum of ~~1,200~~ square feet of living area exclusive of porches, decks, garages and carports, and be completed within twelve (12) months of starting construction. A motor home or travel trailer may be placed on the property as a temporary residence at the beginning of construction of the permanent residence and shall cease to be used as a temporary residence at the earlier of one year or completion of the permanent residence.

The original and first amended Restrictions of One River Point Subdivision are hereby confirmed in all respects other than those mentioned.

Executed on this 24<sup>th</sup> day of March, 2003.

Leslie L. Hudler  
Leslie L. Hudler

ELK FINANCIAL, INC.

By Larry Kern  
by: Leslie L. Hudler, P.O.A.  
Larry Kern, President  
By Leslie L. Hudler, Attorney in Fact

THE STATE OF TEXAS )

COUNTY OF BLANCO )

This instrument was acknowledged this 24<sup>th</sup> day of March, 2004 by Leslie L. Hudler.

D. Myer  
Notary Public, State of Texas  
COMMISSION EXPIRES: 7-27-2004



THE STATE OF TEXAS )

COUNTY OF DALLAS )

This instrument was acknowledged this 24<sup>th</sup> day of March, 2004 by Larry Kern, President of ELK Financial, Inc., a Texas corporation, on behalf of said corporation, by and through Leslie L. Hudler, Attorney in Fact.



*[Signature]*  
Notary Public, State of Texas  
COMMISSION EXPIRES: 7-22-2004

AFTER RECORDING RETURN TO:  
Leslie L. Hudler  
P. O. Box 426  
Johnson City, Texas 78636

Any restriction herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law  
STATE OF TEXAS  
COUNTY OF BLANCO  
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped herein by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

MAR 30 2004



*[Signature]*  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

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