

**THIRD 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, 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**

**Restrictive Covenant 10:** Add sentence at end of paragraph, “No structure shall be located in the flood plan and drainage easement.”

**Restrictive Covenants 11: Modify title to:** Structures:

**Modify and add:** 11(a): All structures shall be approved by the ORP POA Architectural Committee – submittal of a site plan and a foundation plan are required a minimum 30 days in advance of construction. Guest House shall contain a minimum of 500 square feet of living area exclusive of porches, decks, garages and carports. Detached buildings(s) permitted, such as garage, livestock/equipment barn, utility storage building, etc., if exterior is consistent with primary residence.

**Add:** 11(b): Prior to construction of the primary residence, (1) shed of 120 square feet or less with a

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maximum height of 12 feet and/or (1) open recreational structure (gazebo, pergola, sunshade, etc....) of 300 square feet or less with a maximum height of 12 feet, may be constructed or moved on to the property, For the purposes of paragraph 11(b):

A shed is a walled and roofed structure.

A recreational structure in an unwallled structure.

Structures allowed by this paragraph shall not be connected to utilities.

Structures allowed by this paragraph shall not be used as vehicle covers.

Site-built structures shall be anchored.

Moved-in structures shall be anchored in accordance with manufacturer recommendations.

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

Executed on this 19<sup>th</sup> day of July 2021



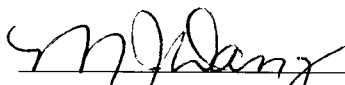
David Canfield

ORP POA President

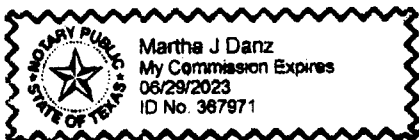
THE STATE OF TEXAS    )

COUNTY OF BLANCO    )

This instrument was acknowledged this 19 day of July 2021 by David Canfield.

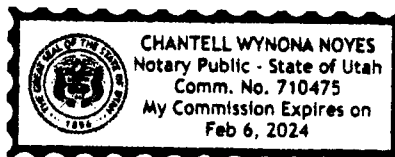
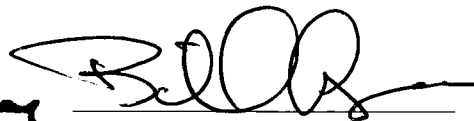
  
Notary Public State of Texas

06/29/2023  
My Commission Expires



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

Executed on this 28 day of July 2021

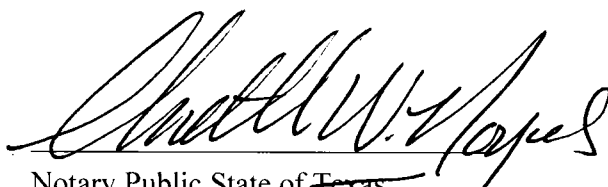


Bill Agee

ORP POA Vice President

UTAH  
THE STATE OF ~~TEXAS~~ )  
GRAND  
COUNTY OF ~~BLANCO~~ )

This instrument was acknowledged this 28<sup>th</sup> day of July 2021 by Bill Agee.



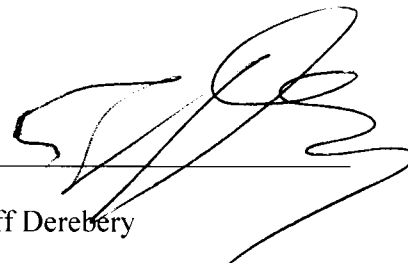
Notary Public State of ~~Texas~~  
UTAH

02/06/2024

My Commission Expires

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

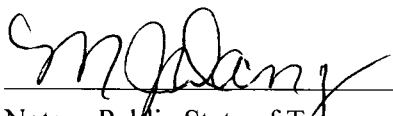
Executed on this 21 day of July 2021

  
\_\_\_\_\_  
Jeff Derebery  
ORP POA Architecture

THE STATE OF TEXAS    )

COUNTY OF BLANCO    )

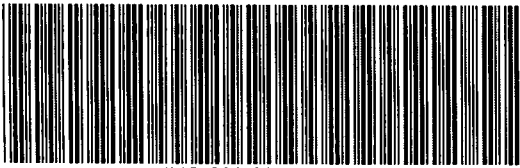
This instrument was acknowledged this 21<sup>st</sup> day of July 2021 by Jeff Derebery.

  
\_\_\_\_\_  
Notary Public State of Texas

06/29/2023  
\_\_\_\_\_  
My Commission Expires



AFTER RECORDING RETURN TO:  
One River Point POA  
P. O. Box 2132  
Johnson City, Texas 78636



\*VG-238-2021-214530\*

**Blanco County  
Laura Walla  
Blanco County Clerk**

**Instrument Number: 214530**

Real Property Recordings

Recorded On: August 02, 2021 11:47 AM

Number of Pages: 5

**" Examined and Charged as Follows: "**

Total Recording: \$33.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

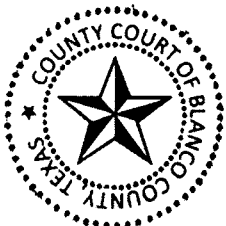
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 214530  
Receipt Number: 20210802000014  
Recorded Date/Time: August 02, 2021 11:47 AM  
User: Melody E  
Station: cclerk01

**Record and Return To:**

ONE RIVER POINT SUBDIVISION



**STATE OF TEXAS  
Blanco County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas**

Laura Walla  
Blanco County Clerk  
Blanco County, TX