

RESTRICTIVE COVENANTS & CONDITIONS AMENDMENT

STATE OF TEXAS

§

KNOW ALL MEN BY THESE

PRESENTS:

COUNTY OF HAMILTON §

WHEREAS, Creekside Ranch Group, LLC., recorded Restrictive Covenants and Conditions in Volume 548, Page 316, Official Public Records, Hamilton County, Texas (the "Restrictions");

WHEREAS, Creekside Ranch Group, LLC., specifically reserved the right to ADD additional property to the Restrictions in **Section 18.03**; and

WHEREAS, Creekside Ranch Group, LLC., Travis Nech, LLC., desire to AMEND the Restrictions in **Section 18.01**; and

NOW, THEREFORE, as allowed per Section 18.01 and 18.03 of the Restrictions, Creekside Ranch Group, LLC., and Travis Nech, LLC., do hereby add and amend to the above referenced Restrictions the following:

Article I of the Restrictions shall be amended to read as follows:

Article I. GENERAL

Section 1.01 LIMITATIONS: The Tract(s) will be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in these Restrictions, which run with the land.

Section 1.02 UTILITY EASEMENTS: The Tract(s) shall have a forty foot (40') wide utility and drainage easement along any public road right-of-way and along the private Access Easement referenced by Declarant in that one certain "*Declaration of Access and Utility Easements-North Logan Branch*" executed by Creekside Ranch Group, LLC., and recorded on or about the same date herewith in the Deed Records of Hamilton County, Texas, (both the public right-of-way and the private Access Easement referred to herein as ROW) which shall run outside of and along the outside edge of the ROW and along the portion of the side property lines extending from the edge of the ROW to six hundred feet (600') from the ROW, along with any additional easements necessary for guy wires and anchors. Said easements may be used non-exclusively by Tract Owners, their heirs, successors and assigns. In addition to the above:

- (a) There shall be a twenty foot (20ft) wide utility easement centered along all existing electrical lines presently installed on the Tracts described in the Exhibits, unless a utility easement of greater size is already of record.
- (b) If utility lines are installed and present within the utility easements described in Section 1.02 at any time, said utility easements may only be amended or revised

(c) The installer of any utilities shall reasonably restore any damage to driveways and gates that arises from the installation of such utilities.

Section 1.03 DECLARANT AND UTILITY COMPANY RIGHTS: Declarant specifically reserves the non-exclusive right to use, clean, and maintain said easements contained with Section 1.02 for itself, its' successors and assigns. Additionally, the easements contained in Section 1.02 may also be used, cleaned, and maintained by any utility company providing utility services to one or more Tracts covered herein.

The following property shall be added to the Restrictions per Section 18.03:

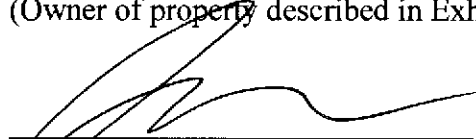
All those portions or parcels of land located in Hamilton County, Texas as described on Exhibit "A" attached hereto and incorporated herein.

The Restrictions are hereby amended to include the above referenced changes to the same extent as if they had been included originally in said Restrictions.

IN WITNESS WHEREOF, the undersigned for the purpose of acknowledging its consent and approval to this Restrictive Covenants & Conditions Amendment has executed this instrument as of the date set forth below to be effective upon filing in the Official Public Records of Hamilton County, Texas.

Executed this 22nd day of January, 2020, to be effective the 22nd day of January, 2020.

CREEKSIDE RANCH GROUP, LLC.
(Owner of property described in Exhibit "A")

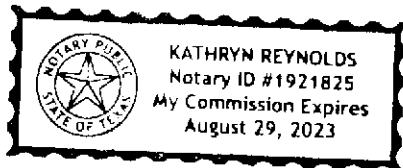


By: Command Decisions, Inc.,
Manager
By: Jay Dickens, President

THE STATE OF TEXAS §

COUNTY OF TOM GREEN §

This instrument was acknowledged before me on this the 22nd day of January 2020, by Jay Dickens, President of Command Decisions, Inc., a Texas corporation, on behalf of said corporation, and the corporation acknowledged this instrument as Manager on behalf of Creekside Ranch Group, LLC., a Texas Limited Liability Company.


Notary Public - State of Texas

TRAVIS NECH, LLC.
(Owner of property described in
Volume 548, Page 316 D.R.H.C.T)



By: Travis Nech, its PRESIDENT, CEO

THE STATE OF TEXAS §

COUNTY OF Hamilton §

This instrument was acknowledged before me on this the 22 day of January, 2020, by Travis Nech, as PRESIDENT, CEO of Travis Nech, LLC., a Texas limited liability company, on behalf of said company.


Notary Public - State of Texas

RETURN TO:
Creekside Ranch Group, LLC.
3030 W. Beauregard Ave.
San Angelo, TX 76901

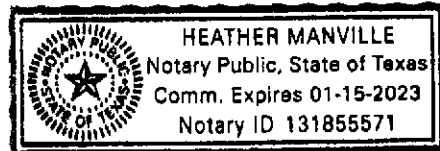


EXHIBIT "A"

ALL THOSE PORTIONS OR PARCELS OF LAND BEING CALLED 806.35 ACRES AS DESCRIBED BY METES AND BOUNDS IN THE WARRANTY DEED FROM JACK LEJUNE AND MANICE MASSENGALE TO CREEKSIDE RANCH GROUP, LLC., AS RECORDED ON THE 20th DAY OF JULY, 2018 IN VOLUME 538, PAGE 7 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS; AND

ALL THOSE PORTIONS OR PARCELS OF LAND BEING CALLED 136.66 ACRES AS DESCRIBED BY METES AND BOUNDS IN THE WARRANTY DEED FROM MICHAEL G. AND CATHERINE L. MEHAFFEY TO CREEKSIDE RANCH GROUP, LLC., AS RECORDED ON THE 27TH DAY OF SEPTEMBER, 2018 IN VOLUME 540, PAGE 53 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS;

SAVE AND EXCEPT,

Those portions or parcels of land as described by metes and bounds on Exhibits "A-S" of the "Restrictive Covenant and Conditions" executed by Creekside Ranch Group, LLC., the 29th day of March, 2019, and as recorded on the 29th day of April, 2019 in Volume 546, Page 845 of the Deed Records of Hamilton County, Texas; and

That one certain portion or parcel of land being called 131.54 acres described by metes and bounds in the warranty deed from Creekside Ranch Group, LLC., to Travis Nech, LLC., as recorded on the 3rd day of June, 2019 in Volume 548, Page 327 of the Deed Records of Hamilton County, Texas; and

That one certain portion or parcel of land being called 4.00 acres as described by metes and bounds in the warranty deed from Creekside Ranch Group, LLC., to Ben and Kathleen Overton as recorded on the 26th day of February, 2019 in Volume 545, Page 280 of the Deed Records of Hamilton, County, Texas.

FILED and RECORDED

Instrument Number: 20200186 B: RP V: 558 P: 138

Filing and Recording Date: 01/28/2020 03:03:14 PM Recording Fee: 38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.