



**FIRST AMENDMENT TO AMENDED AND
RESTATED DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WOLF CREEK RANCH
BURNET COUNTY, TEXAS**

This **FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH** (this "Amendment") is made and entered into this 15th day of November, 2011, by **WOLF CREEK RANCH OWNERS ASSOCIATION**, a Texas non-profit corporation ("the "Association").

WHEREAS, the Association is the Association under that certain AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RANCH dated the 18TH day of February, 2009, filed as Document Number 200901499, Official Public Record, Burnet County, Texas, (the "Declaration") regarding certain real property more particularly described in the Declaration, reference to which is hereby made for all purposes (the "Property");

WHEREAS, Section 14.2 of the Declaration provides that, following the Declarant Control Period, the Declaration may be amended or repealed only by the affirmative vote, consent or agreement of at least seventy-five percent (75%) of the votes of the Members of the Association;

WHEREAS, the Declarant Control Period has terminated as evidenced by that certain Notice Of Voluntary Termination of the Declarant Control Period dated the 19TH day of February, 2009, filed as Document Number 200901500, Official Public Record, Burnet County Texas; and

WHEREAS, by the affirmative vote, consent or agreement of at least seventy-five percent (75%) of the votes of the Members of the Association, either in person or by proxy, at a duly called meeting held for that purpose, the Members of the Association amended Section 8.21 of the Declaration.

NOW THEREFORE, in accordance with Section 14.2 of the Declaration, Association, through its duly authorized officers, hereby gives notice of the amendment to the Declaration as follows:

A. Section 8.21 of the Declaration is amended by adding the following sentences at the end of that Section:

"Notwithstanding anything to the contrary, no Owner, other than the Declarant, shall have the right to combine or subdivide any Tract if such combining or subdividing would result in there being less than sixty-eight (68) Tracts within the Wolf Creek Ranch. The Board may, in its discretion, adopt rules and regulations in connection with implementation of the restriction in the immediately preceding sentence as to the Owner other than Declarant."

