

LA VENTANA PHASE 2B
SUPPLEMENTAL DECLARATION
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BURNET §

WHEREAS, Black Wolf Partners, Ltd., a Texas limited partnership, "Declarant" is the owner of that certain real property described as **LA VENTANA PHASE 2B**, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet 3, Slides 152A and 152B, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, The Declaration is more particularly described as that certain Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential of record in Volume 1249, Page 0980, of the Official Public Records of Burnet County, Texas (the "Declaration"); and,

WHEREAS, Section 2.03 of the Declaration hereinafter defined authorizes Black Wolf Partners, Ltd., Declarant, to bring additional land, being property within the area described in Exhibit "A" of the Declaration which has been subdivided and shown on a map or plat of record in the Plat Records of Burnet County, Texas, within the scheme of the Declaration; and

WHEREAS, La Ventana Phase 2B, a subdivision in Burnet County, Texas is property within the area described in Exhibit "A" of the Declaration.

NOW, THEREFORE, it is hereby declared that (i) the Property is hereby added to and brought within the scheme of the Declaration and is hereby made a part of the subdivision as defined therein making the Property subject to all covenants, conditions and restrictions, which are for the purposes of protecting the value and desirability of, and which shall run with the Property and shall be binding on all properties having any rights, title and interest to the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and (iii) each contract or deed which may hereafter be executed with regard to the Property or any part thereof shall conclusively be held to have been executed, delivered and accepted subject to the following restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration and the

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following limitations and restrictions. The Property is hereby annexed and incorporated within the scheme of the Declaration.

1.1 **Exterior Speakers.** Nominal exterior speakers on the Improvements of the Lot may be allowed for the Owners listening pleasure subject to approval by the Architectural Committee. However, no noise shall be permitted to exist or emanate from the approved exterior speakers so as to be offensive or detrimental to any other Lot or portion of the Property or to its occupants.

1.2 **Exterior Fireplace.** One exterior contained fireplace or firepit may be allowed subject to approval by the Architectural Committee and provided it meets the approval of the City of Marble Falls building codes.

1.3 **Minimum Square Footage within Improvements.** The living area of the main residential structure located on any lot (as that term is defined in the Declaration) exclusive of open porches and parking facilities shall not be less than 1,800 square feet of which the first floor of a two-story structure must contain sixty percent (60%) of the square footage. This subparagraph 1.3 is applicable only to Lots 1 thru 17, Block No. 5. (The minimum square footage requirements for Lots 1-3, Block No. 3 is as stated in the original Declaration.)

1.4 **Driveways.** A circular driveway shall be allowed for the required "turn-around" as described in 4.08 of the Declaration.

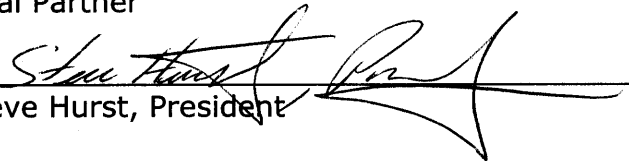
2. **Application of La Ventana Restrictions.** Except as amended in this Supplemental Declaration, the La Ventana Restrictions applicable to the entire Property as set forth in the Declaration shall remain in full force and effect. The Architectural Committee as set forth in the Declaration shall be bound hereby. Declarant expressly reserves its right to further amend, modify, or waive the La Ventana Restrictions as set forth in the Declaration.

3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

BLACK WOLF PARTNERS, LTD., a Texas limited partnership
By: Black Wolf Development, Inc., a Texas corporation
Its General Partner

By: _____

Steve Hurst, President



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BURNET COUNTY, TEXAS
1328 0518

The State of Texas §
 §
County of BURNET §

This instrument was acknowledged before me on this 25th day of April, 2005, by Steve Hurst, President of Black Wolf Development, Inc., a Texas corporation, as General Partner of Black Wolf Partners, Ltd., a Texas limited partnership, on behalf of said entity.



Jane Marie Hurst
Notary Public, State of Texas

(seal)

AFTER RECORDING RETURN TO:

Steve Hurst
WHITTENTON & HURST, LLP
P. O. Box 1540
Marble Falls, Texas 78654

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FILED

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JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk
Burnet County, Texas
By *[Signature]*
DEPUTY

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.

SCANNED

1328 0521

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