

LA VENTANA PHASE 3
SUPPLEMENTAL DECLARATION
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL

008250

OFFICIAL PUBLIC RECORDS
 BURNET COUNTY, TEXAS
 1439 0971

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 Developer of that certain real property described as **LA VENTANA PHASE 3**, a subdivision situated in Burnet County, Texas, according to the map or plat thereof recorded in Cabinet 3, Slides 166B, Plat Records of Burnet County, Texas (the "Property"); and

WHEREAS, FS Ventures, L.P., a Texas limited partnership, "Owner" is the owner of 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 Declarant and Owner, 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 3, 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.

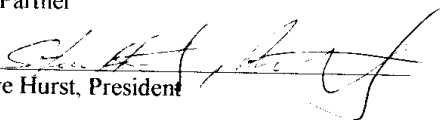
1. **General Restrictions.** All of the Property shall be owned, held, encumbered, leased, used, occupied and enjoyed subject to the Declaration. The Property is hereby annexed and incorporated within the scheme of the Declaration.

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.

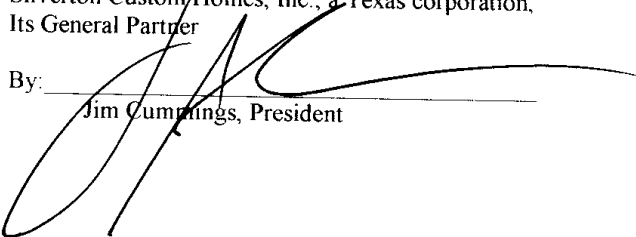
3. **Ratification.** The Declaration is hereby ratified and confirmed as to the Property except as it may be inconsistent herewith, in which case this Supplemental Declaration will control.

EXECUTED this 19th day of May, 2006 to be effective July 6, 2005.

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

By: 
Steve Hurst, President

FS VENTURES, LP
By: Silverton Custom Homes, Inc., a Texas corporation,
Its General Partner

By: 
Jim Cummings, President

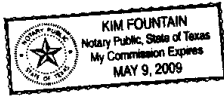
1439 0977
OFFICIAL PUBLIC RECORD
BURNETT COUNTY, TEXAS

The State of Texas

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County of BURNET

This instrument was acknowledged before me on this 22nd day of May, 2006, 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.



Kim Fountain
Notary Public, State of Texas

(seal)

The State of Texas

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County of BURNET

This instrument was acknowledged before me on this 19th day of May, 2006, by Jim Cummings, President of Silverton Custom Homes, Inc., a Texas corporation, as General Partner of FS Ventures, LP, a Texas limited partnership, on behalf of said entity.



Jane Marie Hurst
Notary Public, State of Texas

(seal)

AFTER RECORDING RETURN TO:

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

1439 0978
OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

008250

FILED

2006 JUN 26 AM 10: 52

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

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1439 0979