

**FIRST AMENDED
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
LA VENTANA SINGLE FAMILY RESIDENTIAL**

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

WHEREAS, Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential was recorded, in Volume 1249, Page 0980, Official Public Records of Burnet County, Texas (the "Declarations"); and,

WHEREAS, BLACK WOLF PARTNERS, LTD., a Texas limited partnership, is the Declarant in the Declarations and is hereinafter referred to as Declarant; and

WHEREAS, Declarant desires to create and carry out a uniform plan for the improvement, development and sale of the Project (as defined in the Declarations) for the benefit of the present and future Owners (as defined in the Declarations);

WHEREAS, Declarant, pursuant to the provisions of Section XI of the Declarations, desires to amend the Declarations as set forth herein.

NOW, THEREFORE, Declarant declares the Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential are hereby amended as follows:

1. Section 4.08 Joint Use Driveways. Section 4.08 subparagraph (ii) is hereby deleted in its entirety and replaced by the following:

Subject only to the appropriate governmental entity and replatting of Lots 4, 5 and 6, lots 4, 5 and 6 shall be allowed direct access to La Ventana Drive as permitted by the approved and recorded replat of Lots 4, 5 & 6.

2. Section 8.11 Commencement and Collection of Quarterly Assessments. The following sentence is hereby added to and made a part of Section 8.11:

The regular Assessment permitted hereunder shall not be increased by more than ten percent (10.0%) per year.

3. Exhibit: Exhibit "A" is deleted in its entirety and replaced by the attached Exhibit "A".

IN WITNESS WHEREOF, Declarant has executed this First Amended Master Declaration of Covenants, Conditions and Restrictions for La Ventana Single Family Residential as of this the 30th day of June, 2006.

DECLARANT:

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

By *Steve Hurst*
Steve Hurst, President

The State of Texas §
 §
County of Burnet §

This instrument was acknowledged before me on this 30th day of June, 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)



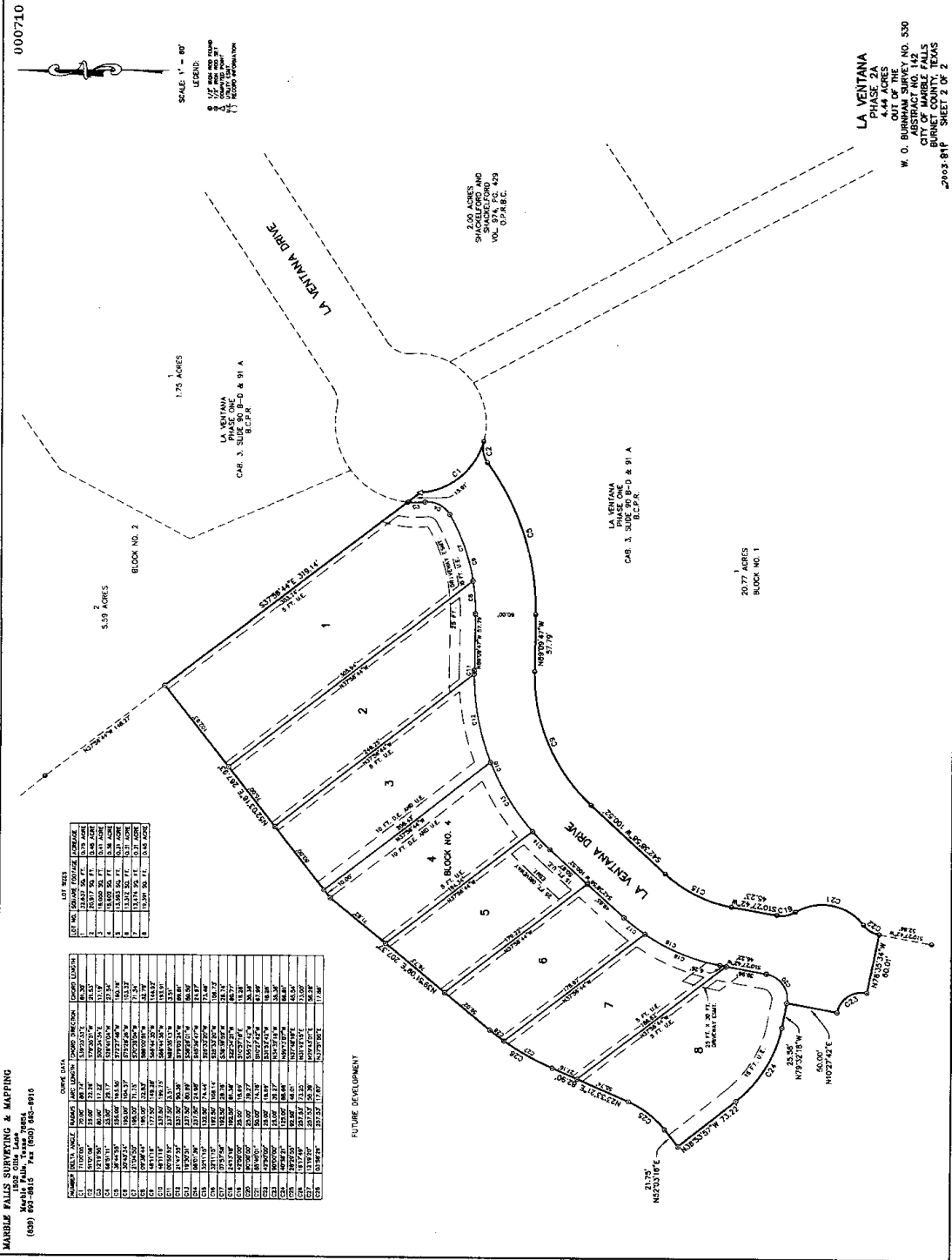
After recording return to:
Whittarton & Hurst, LLP

P.O. Box 1540
Marble Falls, TX 78654

EXHIBIT "A"
Depiction of La Ventana Single Family Residential Lots

- Lots 1 thru 8, Block 4, La Ventana Phase 2A, recorded in Cabinet 3, Slides 120 C&D, Plat Records of Burnet County, Texas, as depicted on the attached Exhibit "A-1";
- Lots 1 thru 3, Block 3, and Lots 1 thru 17, Block 5, La Ventana Phase 2B, recorded in Cabinet 3, Slides 152 A&B, Plat Records of Burnet County, Texas, as depicted on the attached Exhibit "A-2";
- Lots 9 thru 14, Block 4, La Ventana Phase 3, recorded in Cabinet 3, Slides 166B, Plat Records of Burnet County, Texas, as depicted on the attached Exhibit "A-3"; and,
- Lots 4 thru 12, Block 3, La Ventana Phase 4A, recorded in Cabinet 3, Slides 167 C&D, Plat Records of Burnet County, Texas, as depicted on the attached Exhibit "A-4"; and,
- Lots 1 thru 15, La Ventana Phase 6A, an unrecorded plat, as depicted on the attached Exhibit "A-5"; and,
- 31 lots (Lots 1-27 & 17-20), La Ventana Phase 6B, a proposed and unrecorded plat, as depicted on the attached Exhibit "A-6"; and,
- Lots 1 thru 17, La Ventana Phase 7, a proposed and unrecorded plat, as depicted on the attached Exhibit "A-7"; and,
- The tract identified as 7.15 acres on the attached Exhibit "A-6".

Exhibit "A-1"



MARBLE FALLS SURVEYING & MAPPING
 1502 CHINA LANE
 MARBLE FALLS, TEXAS 75756
 (817) 592-3817 FAX (817) 592-8915

LOT AREA

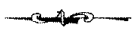
LOT NO.	ACRES	FEET	INCHES
1	17.75	1775	00
2	5.59	559	00
3	1.75	175	00
4	1.75	175	00
5	1.75	175	00
6	1.75	175	00
7	1.75	175	00
8	1.75	175	00
9	1.75	175	00

DEVELOPMENT DATA

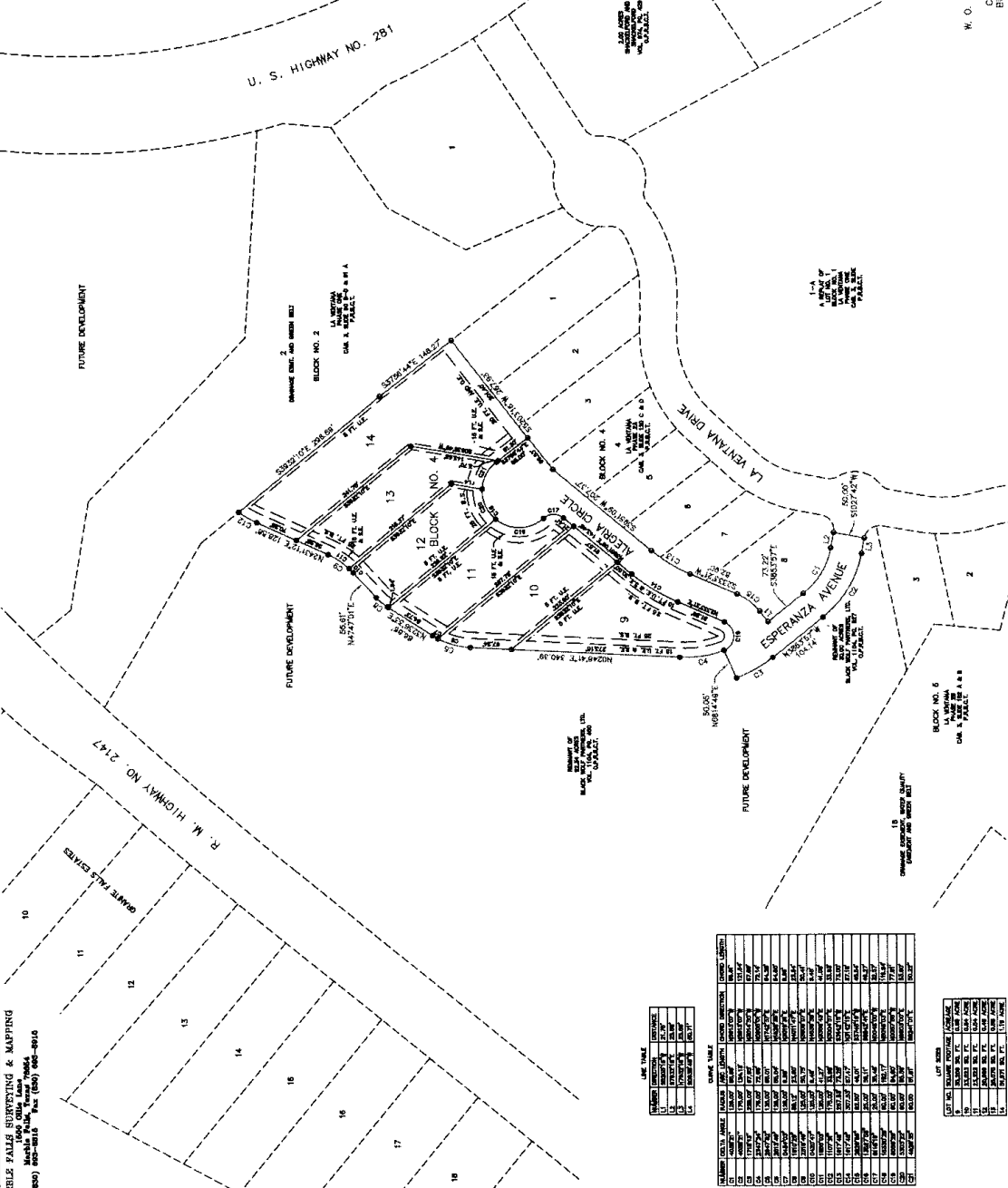
LOT NO.	AREA (AC)	AREA (SQ FT)	PERCENT	PERCENT	PERCENT	PERCENT
1	17.75	177500	100.00	100.00	100.00	100.00
2	5.59	55900	31.53	31.53	31.53	31.53
3	1.75	17500	9.86	9.86	9.86	9.86
4	1.75	17500	9.86	9.86	9.86	9.86
5	1.75	17500	9.86	9.86	9.86	9.86
6	1.75	17500	9.86	9.86	9.86	9.86
7	1.75	17500	9.86	9.86	9.86	9.86
8	1.75	17500	9.86	9.86	9.86	9.86
9	1.75	17500	9.86	9.86	9.86	9.86

LA VENTANA
 PHASE 2A
 9 LOTS
 OUT OF THE
 W. O. BURHAM SURVEY NO. 530
 ABSTRACT NO. 142
 COUNTY OF BURNET, TEXAS
 2003-81P SHEET 2 OF 2

EXHIBIT "A-3"



SCALE: 1" = 100'
 LEGEND:
 1. 1/2" WIDE AND 1/4" HIGH
 2. 1/2" WIDE AND 1/4" HIGH
 3. 1/2" WIDE AND 1/4" HIGH
 4. 1/2" WIDE AND 1/4" HIGH



MARBLE FALLS SURVEYING & MAPPING
 1500 GULF LANE, MARBLE FALLS, TEXAS 75754
 (800) 882-8815 Fax (800) 882-8816

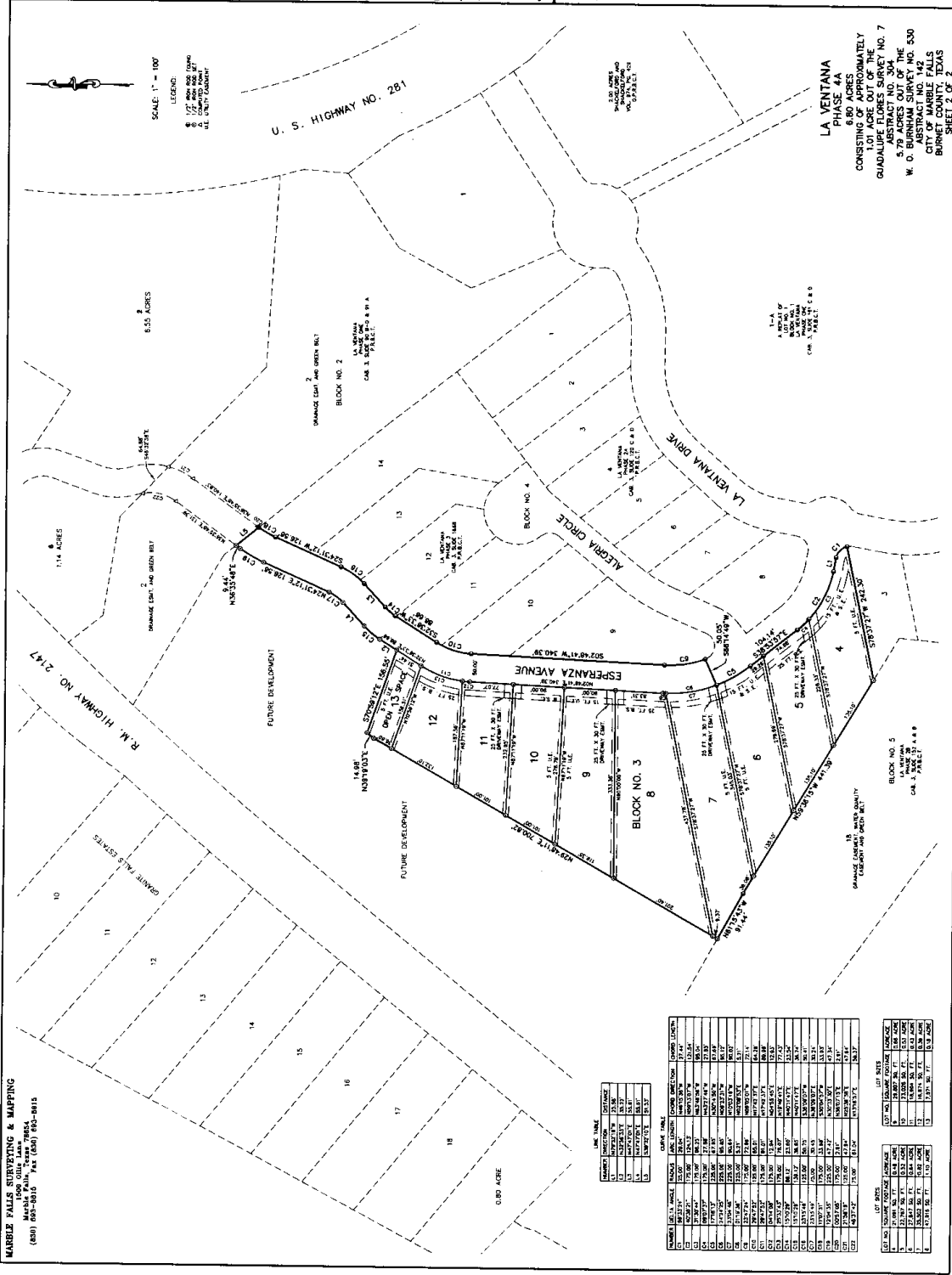
PHASE 3
 5.12 ACRES
 W. O. BURHAM SURVEY NO. 530
 ABSTRACT NO. 142
 CITY OF MARBLE FALLS
 BURNHAM SURVEY
 SHEET 2 OF 2

LINE	TYPE	DESCRIPTION
1	BOUNDARY	CONTRACT NO. 1000
2	BOUNDARY	CONTRACT NO. 1000
3	BOUNDARY	CONTRACT NO. 1000
4	BOUNDARY	CONTRACT NO. 1000

LOT	AREA	OWNER	REMARKS
1	0.12	...	...
2	0.12	...	...
3	0.12	...	...
4	0.12	...	...
5	0.12	...	...
6	0.12	...	...
7	0.12	...	...
8	0.12	...	...
9	0.12	...	...
10	0.12	...	...
11	0.12	...	...
12	0.12	...	...
13	0.12	...	...
14	0.12	...	...
15	0.12	...	...
16	0.12	...	...
17	0.12	...	...
18	0.12	...	...
19	0.12	...	...

LOT	AREA	OWNER	REMARKS
1	0.12	...	...
2	0.12	...	...
3	0.12	...	...
4	0.12	...	...
5	0.12	...	...
6	0.12	...	...
7	0.12	...	...
8	0.12	...	...
9	0.12	...	...
10	0.12	...	...
11	0.12	...	...
12	0.12	...	...
13	0.12	...	...
14	0.12	...	...
15	0.12	...	...
16	0.12	...	...
17	0.12	...	...
18	0.12	...	...
19	0.12	...	...

EXHIBIT "A-A"



SCALE: 1" = 100'
 LEGEND:
 1. 1/2" = 100' (PLAN)
 2. 1/4" = 100' (PLAN)
 3. 1/8" = 100' (PLAN)
 4. 1/16" = 100' (PLAN)
 5. 1/32" = 100' (PLAN)
 6. 1/64" = 100' (PLAN)
 7. 1/128" = 100' (PLAN)
 8. 1/256" = 100' (PLAN)
 9. 1/512" = 100' (PLAN)
 10. 1/1024" = 100' (PLAN)

LA VENTANA
 PHASE 4A
 6.80 ACRES
 APPROXIMATELY
 CONSISTING OF 12 LOTS
 GUADALUPE FLORES SURVEY NO. 7
 ABSTRACT NO. 304
 S. D. BURNHAM SURVEY NO. 530
 W. D. BURNHAM SURVEY NO. 142
 CITY OF MARBLE FALLS
 BURNHAM SURVEY NO. 2
 SHEET 2 OF 2

MARBLE FALLS SURVEYING & MAPPING
 1000 S. MAIN ST.
 MARBLE FALLS, TEXAS 75554
 (817) 693-8815 Fax (817) 693-8815

LINK TABLE

LINK NO.	FROM	TO	LINK TYPE
1	1	2	ADJACENT
2	2	3	ADJACENT
3	3	4	ADJACENT
4	4	5	ADJACENT
5	5	6	ADJACENT
6	6	7	ADJACENT
7	7	8	ADJACENT
8	8	9	ADJACENT
9	9	10	ADJACENT
10	10	11	ADJACENT
11	11	12	ADJACENT
12	12	13	ADJACENT
13	13	14	ADJACENT
14	14	15	ADJACENT
15	15	16	ADJACENT
16	16	17	ADJACENT
17	17	18	ADJACENT

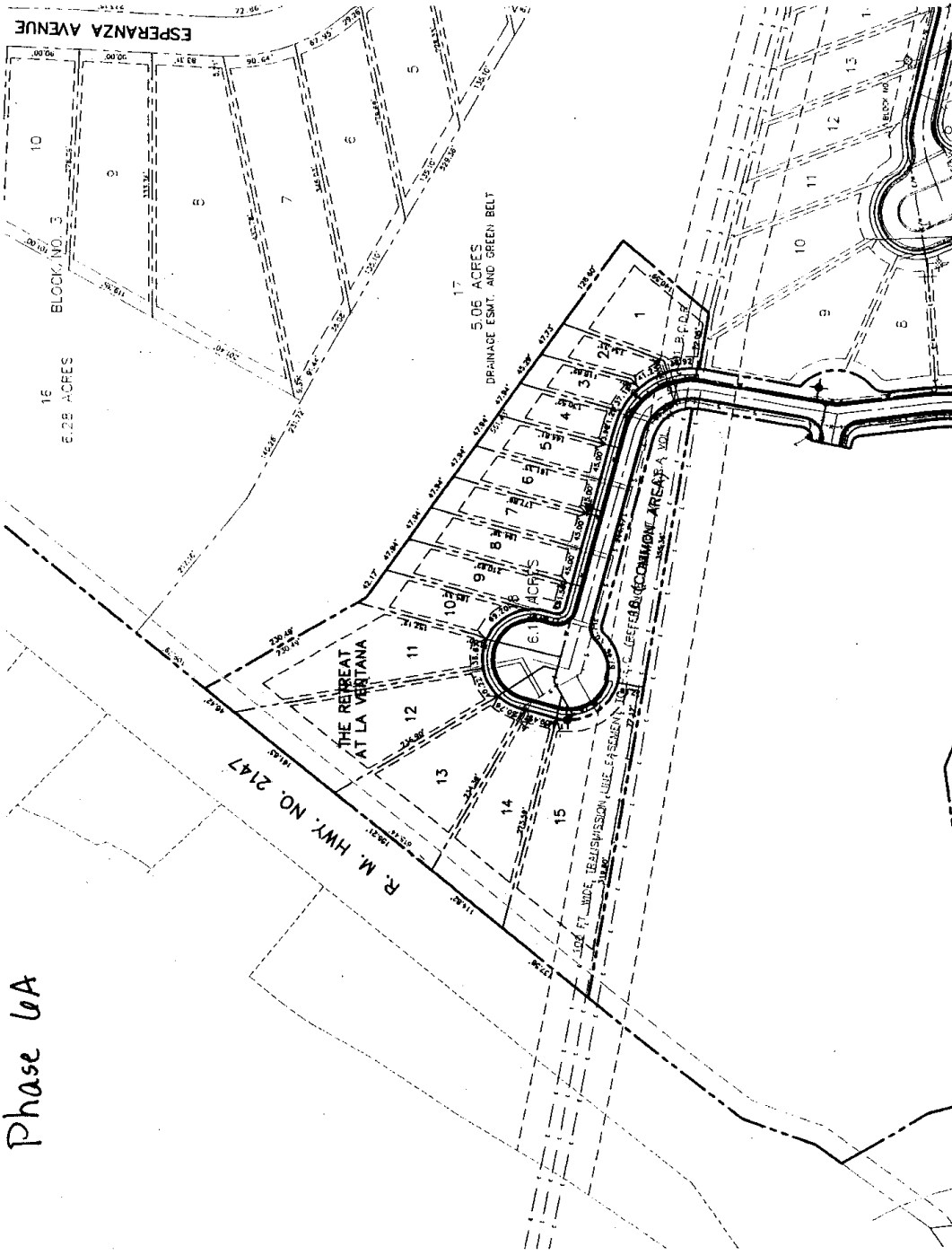
CURVE TABLE

NO.	START	END	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1	1	2	12.50	S 89.10° E	12.50	S 89.10° E	12.50
2	2	3	12.50	S 89.10° E	12.50	S 89.10° E	12.50
3	3	4	12.50	S 89.10° E	12.50	S 89.10° E	12.50
4	4	5	12.50	S 89.10° E	12.50	S 89.10° E	12.50
5	5	6	12.50	S 89.10° E	12.50	S 89.10° E	12.50
6	6	7	12.50	S 89.10° E	12.50	S 89.10° E	12.50
7	7	8	12.50	S 89.10° E	12.50	S 89.10° E	12.50
8	8	9	12.50	S 89.10° E	12.50	S 89.10° E	12.50
9	9	10	12.50	S 89.10° E	12.50	S 89.10° E	12.50
10	10	11	12.50	S 89.10° E	12.50	S 89.10° E	12.50
11	11	12	12.50	S 89.10° E	12.50	S 89.10° E	12.50
12	12	13	12.50	S 89.10° E	12.50	S 89.10° E	12.50
13	13	14	12.50	S 89.10° E	12.50	S 89.10° E	12.50
14	14	15	12.50	S 89.10° E	12.50	S 89.10° E	12.50
15	15	16	12.50	S 89.10° E	12.50	S 89.10° E	12.50
16	16	17	12.50	S 89.10° E	12.50	S 89.10° E	12.50
17	17	18	12.50	S 89.10° E	12.50	S 89.10° E	12.50

LOT AREA

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	12,500	0.286
2	12,500	0.286
3	12,500	0.286
4	12,500	0.286
5	12,500	0.286
6	12,500	0.286
7	12,500	0.286
8	12,500	0.286
9	12,500	0.286
10	12,500	0.286
11	12,500	0.286
12	12,500	0.286
13	12,500	0.286
14	12,500	0.286
15	12,500	0.286
16	12,500	0.286
17	12,500	0.286
18	12,500	0.286

EXHIBIT "A-5"



Phase 6A

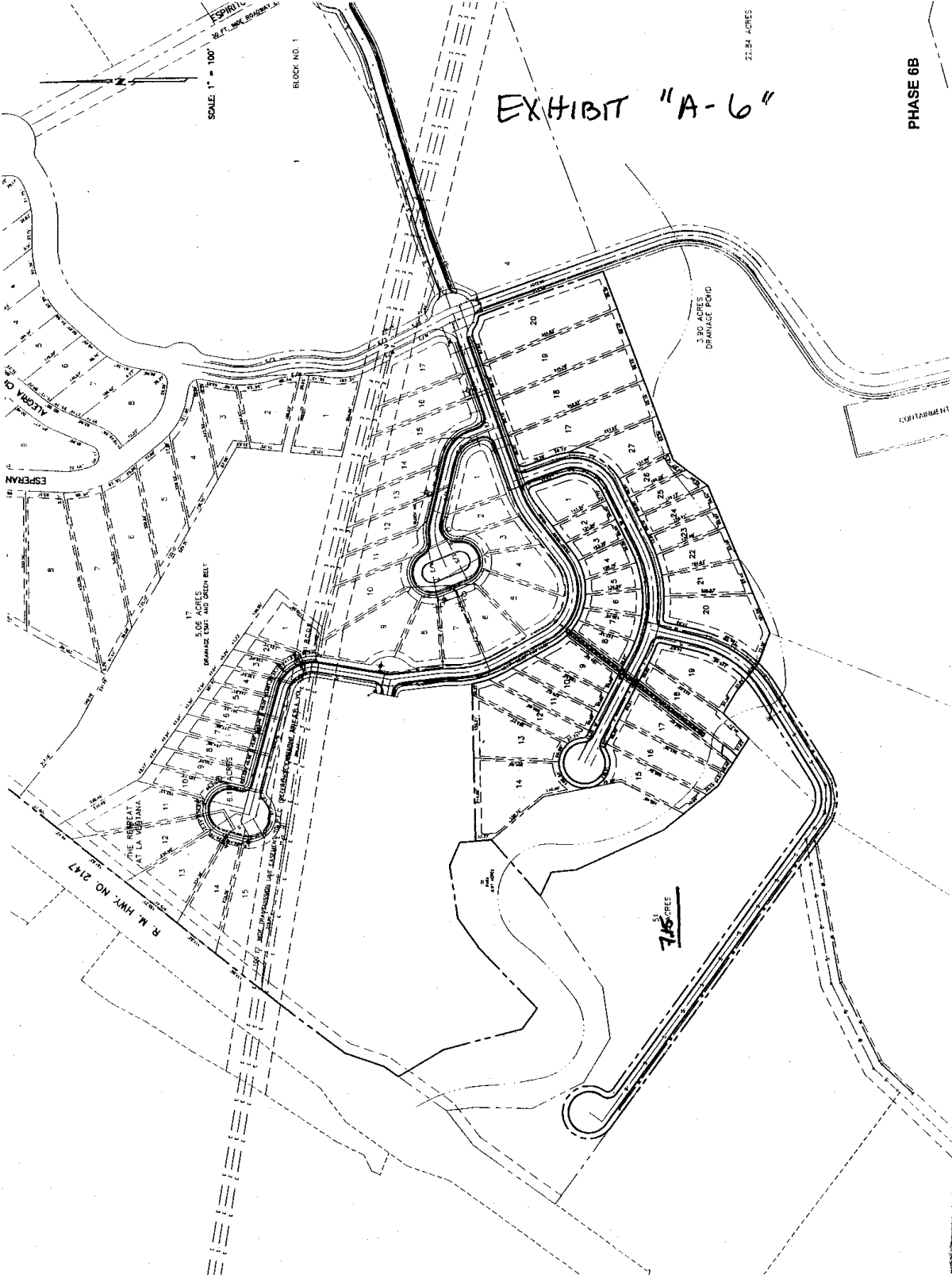
EXHIBIT "A-6"

PHASE 08

SCALE: 1" = 100'

BLOCK NO. 1

22.84 ACRES



R. M. HWY. NO. 2147

PINE HURST AT LA. STATE PARK

5.06 ACRES DRAINAGE TIGHT AND GREEN BELT

3.80 ACRES DRAINAGE POND

COURTMENT

715⁵¹ TREE

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.



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

0705935

FILED

2007 MAY 10 PM 1:42

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

SCANNED