

VOL. 296 PAGE 440
STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS

That Woodcreek Resort, Inc., a Texas corporation having its principal place of business in Wimberley, Hays County, Texas, (hereinafter called the "Developer"), being the owner of that certain tract of land described and platted into that certain subdivision known as Woodcreek, Health Spa Lots, each lot of said subdivision being individually recorded, as deeded on metes and bounds, in the office of the County Clerk of Hays County, Texas on _____ 1977, A.D., after having been approved as provided by law, and being recorded in Volume _____ Pages _____, of the Map Records of Hays County, Texas, and the Developer desiring to create and carry out a uniform plan and scheme for the improvement, development, and sale of property in said Woodcreek, Health Spa Lots (herein referred to as "Subdivision"), does hereby adopt, establish, promulgate and impress the following Reservation, Restrictions and Covenants, which shall be and hereby made applicable to the Subdivision.

I.

GENERAL PROVISIONS

APPLICABILITY

1. Each Contract, Deed or Deed of Trust which may be hereafter executed with respect to any property in the Subdivision shall be deemed and held to have been executed, delivered and accepted subject to all of the provisions of this instrument, including, without limitation, the Reservations, Restrictions, and Covenants herein set forth, regardless of whether or not any of such provisions are set forth in said Contract, Deed or Deed of Trust, and whether or not referred to in any such instrument.

DEDICATION

2. The streets and roads shown on said recorded plats are for the sole and exclusive use of the Developer and the owner of the lots in this subdivision to be known as Woodcreek Health Spa Lots. The Developer reserves the right to dedicate the streets and roads to the public at such time as the developer, in its opinion, deems public roads and streets are in the best interest of the Subdivision.

RESERVATIONS

3. a. No interest in the oil, gas, or other minerals in, on, or under the Property will be conveyed by Seller; all interest in the same being expressly reserved by Seller.

b. The utility easements shown on the recorded plats are dedicated with reservation that such utility easements are for the use and benefit of any public utility operating in Hays County, Texas, as well as for the benefit of the Developer and the property owners in the Subdivision to allow for the construction, repair, maintenance and operation of a system or systems of electric light and power, telephone lines, gas, water, sanitary sewers, storm sewers and any other utility or service which the Developer may find necessary or proper. Utility easements are reserved for a width of five (5) feet on all property lines bordering a street; and five (5) feet on all interior lot lines except where two or more lots are combined and to be used as only one building site.

c. The title conveyed to any property in the Subdivision shall not be held or construed to include the title to the water, gas, electricity, telephone, storm sewer or sanitary sewer lines, poles, pipes, conduits or other appurtenances or facilities constructed by the Developer or public utility companies upon, under, along, across or through such public utility easements; and the right (but no obligation) to construct, maintain, repair, and operate such systems, utilities, appurtenances and facilities is reserved by the Developer, its successors and assigns.

d. The right to sell or lease such lines, utilities, appurtenances or other facilities to any municipality, governmental agency, public service corporation or other party is hereby expressly reserved by the Developer.

e. The Developer reserves the right to make minor changes in and minor additions to such utility easements for the purpose of more efficiently serving the Subdivision or any property therein.

f. Neither the Developer or its successors or assigns using said utility easements shall be liable for any damage done by any of such parties or any of their agents or employees to shrubbery, trees, flowers or other property of the land owner situated on the land covered by said utility easements.

g. The Developer reserves the right to construct one or more esplanades in the areas where esplanades are shown on the recorded plat. The Developer further reserves the right to improve, landscape, alter, modify and eliminate any one or more of such esplanades (or reinstall one or more of such esplanades) at any time, and from time to time hereafter.

h. The Developer reserved the right at any time, and from time to time hereafter, to promulgate and impose restrictions (as well as vary and amend any such restrictions) as to all or any portion of the unplatted, reserve, or unrestricted areas of the Subdivision on the aforesaid plats. Any such action by the Developer shall not, in order to be fully binding, require the joinder or any other person, whether such person be an owner of property in the Subdivision, a lienholder, a mortgagor, a Deed of Trust beneficiary or any other person.

DURATION

4. The provisions hereof, including the Reservations, Restrictions and Covenants herein set forth, shall run with the land and shall be binding upon the Developer, its successors and assigns, and all persons or parties claiming under it or them for a period of thirty-five (35) years from the date hereof, at which time all of such provisions shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of any such period of thirty-five (35) years or ten (10) years, the then owners of a majority of lots in the Subdivision shall have executed and recorded an instrument changing the provisions hereof, in whole or in part, the provisions of said instrument to become operative at the expiration of the particular period in which such instrument is executed and recorded, whether such particular period be the aforesaid thirty-five (35) year period or any successive ten (10) year period thereafter.

ENFORCEMENT

5. In the event of any violation or attempted violation of any of the provisions hereof, including any of the Reservations, Restrictions or Covenants herein contained, enforcement shall be authorized by any proceedings at law or in equity against any person or persons violating or attempting to violate any of such provisions, including proceedings to restrain or prevent such violation or attempted violation by injunction, whether prohibitive in nature or mandatory in commanding compliance with such provisions; and it shall not be a prerequisite to the granting of any such injunction to show inadequacy of legal remedy or irreparable harm. Likewise, any person entitled to enforce the provision hereof may recover such damages as such person has sustained by reason of the violation of such provisions. It shall be lawful for the Developer or for any person or persons owning property in the Subdivision (or in any other Section of Woodcreek)

to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such provisions.

PARTIAL INVALIDITY

6. In the event that any portion of the provisions hereof shall become or be held invalid, whether by reason or abandonment, waiver, estoppel, judicial decision or otherwise, such partial invalidity shall not affect, alter or impair any other provision hereof which was not thereby held invalid; and such other provisions, including Restrictions, Reservations and Covenants shall remain in full force and effect, binding in accordance with their terms.

EFFECT OF VIOLATIONS ON MORTGAGES

7. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any Mortgage or Deed of Trust presently or hereafter placed of record or otherwise affect the rights of the Mortgagee under any such Mortgage, holder of any such lien or beneficiary of any such Deed of Trust; and any such Mortgage, lien or Deed of Trust may, nevertheless, to the provisions herein contained including said Reservations, Restrictions and Covenants.

II.

ARCHITECTURAL CONTROL

BASIC RULE

1. No building or other improvement of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or any addition made thereto or exterior alteration made therein after original construction, on any property in the Subdivision until the obtaining of the necessary approval (as hereinafter provided) of the construction plans and specifications and a plat showing the location of such building or other improvements. Approval shall be granted or withheld based on matters of compliance with the provisions of this instrument, quality of materials, harmony of external design with existing and proposed structures and location with respect to topography and finished grade elevation.

PROCEDURES FOR OBTAINING ARCHITECTURAL CONTROL APPROVAL

1.a. Applicant must submit by registered or certified mail, return receipt requested, to Architectural Control Committee, care of Woodcreek Resort, Inc., #1 Woodcreek Drive, Wimberley, Texas 78676, two sets of rough schematic drawings showing size, floor plan, elevations, and plats.

1.a.1. Elevations must show all sides; and types and color of materials.

1.a.3. Plot plan must show building lines showing all setbacks fencing, landscaping, and location of the septic tank and leach bed if said building is to be built on a lake or creek lot.

1.b. Committee will review, make a written response as to any recommendations, and return one copy of the schematic drawings to applicant within 18 days of receipt.

1.c. Applicant will then make any changes that are requested and submit two sets of working drawings and specifications to Committee by registered or certified mail, return receipt requested.

1.d. Committee will then review plans and specifications and either approve or reject. One set of these plans and specifications will be returned to the applicant.

1.e. If approved, these plans and specifications will become documents that the residence must be built by. If any changes are desired by the applicant, these documents must be resubmitted. Upon receiving approval of these documents, the builder or applicant must commence building within 60 days or the approval will become void.

1.f. The Architectural Control Committee exercises the right to inspect the premises at any time during construction in order to insure that all restrictions are being complied with, and that the residence is being built in conformance to the documents that have been approved.

ARCHITECTURAL CONTROL AUTHORITY

2.a. The authority to grant or withhold architectural control approval as referred to above is vested in the Developer; except, however, that such authority of the Developer shall cease and terminate upon the election of the Woodcreek Architectural Control Committee, in which event such authority shall be vested in and exercised by the Woodcreek Architectural Control Committee (as provided in b, below), hereinafter referred to, except as to plans and specifications and plats theretofore submitted to the Developer which shall continue to exercise such authority over all such plans, specifications, and plats.

b. At such time as 75% of the lots in the Subdivision and in all other Sections of Woodcreek (as platted, from time to time; hereafter) shall have been sold by the Developer, then the Developer shall cause a Statement

of such circumstances to be placed of record in the Deed Records of Hays County, Texas. Thereupon, the lot owners in Woodcreek may vote, as herein- after provided, to elect a committee of five (5) members to be known as the Woodcreek Architectural Control Committee (herein referred to as the "Committee"). Each member of the Committee must be an owner of property in some section of Woodcreek. Each lot owner shall be entitled to one (1) vote for each whole lot or building site owned by that owner. In the case of any building site composed of more than one (1) whole lot, such building site owner shall be entitled to one (1) vote for each whole lot contained within such building site.

The Developer shall be obligated to arrange for the holding of such election within sixty (60) days following the filing of the aforesaid Statement by the Developer in the Deed Records of Hays County, Texas, and give notice of the time and place of such election (which shall be in Hays County, Texas) not less than five (5) days prior to the holding thereof. Nothing herein shall be interpreted to require that the Developer actually file any such Statement so long as it has not subdivided and sold the entirety of the Property, nor to affect the time at which the Developer might take such action if, in fact, the Developer does take such action.

The results of each such election shall promptly be determined on the basis of the majority of those owners then voting such election.

After the first such election shall have been held, thereafter the Committee shall be obligated to arrange for elections (in the manner and after notice as set forth above) for the removal and/or replacement of Committee members when so requested in writing by thirty (30) or more lot owners in the Subdivision. Members of the Committee may, at any time, be relieved of their positions and substitute members therefor designated by vote as set forth above.

Upon the death, resignation, refusal or inability of any member of the Committee to serve, the remaining members of the Committee shall fill the vacancy by appointment, pending an election as hereinabove provided for.

EFFECT OF INACTION

3. Approval or disapproval as to architectural control matters as set forth in the preceding provisions shall be in writing. In the event that the authority exercising the prerogative of approval or disapproval (whether the Developer or the Committee) fails to approve or disapprove in writing any

plans and specifications and plats submitted to it in thirty (30) days following such submission, such plans and specifications and plats shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plats and all of the other terms and provisions hereof.

EFFECT OF APPROVAL

4. The granting of the aforesaid approval shall constitute only an expression of opinion, whether by the Developer or the Committee, that the terms and provisions hereof shall be complied with if the building and/or other improvements are erected in accordance with said plans and specifications and plat; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are not constructed in accordance with such plans and specifications and plat. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reason of the good faith exercise thereof. Exercise of any such prerogative by one (1) or more members of the Committee in their capacity as such shall not constitute action by the Developer after the election of such Committee members notwithstanding that any such Committee member may be a Director of the Developer.

III

DESIGNATION OF TYPE OF LOTS

1. All lots in Woodcreek Helath Spa lots are to be townhouse lots.

IV.

GENERAL RESTRICTIONS

1. None of the lots or the improvements thereon shall be used for anything other than single-family, private residential purposes. After the construction of such residences, it is understood that there may also be constructed a garage, servants' quarters and/or guests' quarters, so long as the same are connected (by covered breezeway or otherwise) with, and used in conjunction with such single-family, private residence. For the

purposes of this instrument, the word "lot" shall not be deemed to include any portion of the following areas shown on the recorded plat: any esplanades or greenbelts, (unless otherwise shown on plat) the club area, any unrestricted or reserve areas shown on the plats.

2. The living area of the main residential structure (exclusive of porches, whether open or screened, garage or other car parking facility, terraces, driveways and servants' quarters) shall not be less than the following: 1200 square feet for a one-story dwelling; 1500 square feet for a two-story dwelling.

3. Unless otherwise specified in the special restrictions Part V, no building shall be located on any lot nearer than twenty-five (25) feet to the front street or nearer to the street side line than ten (10) feet. Subject to the provision of Paragraph 4, no building or over hang shall be located nearer than five (5) feet to an interior side lot line. For the purpose of this covenant, eaves, steps and unroofed terraces shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of the construction on a lot to encroach upon another lot; except that said eaves, terraces, etc., shall be considered a part of the building for the purpose of side street set-backs. Variations from these requirements as to building location may be granted by the Architectural Control Authority if the above requirements are not feasible, and considering the terrain of the lot.

4. a. Unless otherwise specified in the special restrictions Part V, any owner of one or more adjoining lots (or portions thereof) may consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case side set-back line shall be measured from the resulting site lines rather than from the lot line as indicated on the recorded plat. Any such composite building site (or building site resulting from the remainder of one or more lots having been consolidated into a composite building site) must be of not less than ten thousand (10,000) square feet in area and this shall supersede any contrary restriction on the subdivision plat. Any modification of a building site (changing such building site from either a single lot building site or from a multiple while lot building site), whether as to size or configuration, may be made only with the prior written

approval of the Developer until the Committee is selected and thereafter, only with the prior written approval of the Committee. Upon any such required approval having been obtained, such composite building site shall thereupon be regarded as a "lot" for all purposes hereunder, however, that for purposes of voting for the Committee an owner shall be entitled to one (1) vote for each Whole lot within such owner's building site.

b. Lots may have building or overhang nearer than five (5) feet to an interior side lot lines, subject to prior written approval of the Developer until the Committee is selected and thereafter, only with the prior written approval of the Committee (See Special Restriction V.).

5. All lots in the Subdivision shall be used only for single-family residential purposes. No noxious or offensive activity of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood. No lot in the Subdivision shall be used for any commercial, business or professional purpose nor for church purpose. The renting or leasing of any improvements thereon or portion thereof, without the prior written consent of Developer, is prohibited. No house trailer, camper trailer, camper vehicle or motor vehicle (or portion thereof) shall be lived in or stored on any lot, unless completely enclosed by a garage.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, except, however, that a garage may contain living quarters for bonafide servants and except also that a field office, as hereinafter provided, may be established.

Until the Developer has sold all other lots in Woodcreek (and during the progress of construction of residences in the Subdivision), a temporary field office for sales and related purposes may be located and maintained by the Developer (and/or its sales agents). The location of such field office may be changed, from time to time, as lots are sold. The Developer's right to maintain such field office (or permit such field office to be maintained) shall cease when all lots in Woodcreek, except the lot upon which such field office is located, have been sold.

7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other common household pets may be kept as household pets provided they do not constitute a nuisance and do not, in the sole judgement of the Developer constitute a danger or potential or actual disruption of other lot owners, their families or guests. All dogs must be maintained within a fenced yard or on a leash.

8. Where a wall, fence, planter or hedge is not specifically prohibited under the Special Restrictions set forth in V. below, the following (as to any permitted wall, fence, planter or hedge) shall apply: No wall, fence, planter or hedge in excess of two (2) feet high shall be erected or maintained nearer to the front lot line than the front building set-back line, parallel to the side street. No rear fence, wall or hedge and no side fence, wall or hedge located between the side building line and the interior lot line (or located on the interior lot line) shall be more than six (6) feet high.

No object or thing which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways within the triangular area formed by intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines (or extensions thereof) shall be placed, planted or permitted to remain on corner lots.

9. The drying of clothes in public view is prohibited, and the owners or occupants of any lots at the intersection of streets or adjacent to parks, playgrounds or other facilities where the rear yard or portion of the lot is visible to the public, shall construct and maintain a drying yard or other suitable enclosure to screen drying clothes from public view.

10. All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupant of all lots shall keep all weeds and grass thereon cut and shall in no event use any lot for storage of material or equipment except for normal residential requirements of incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon. Any incinerator or other equipment for the storage or disposal of such material shall be kept in a clean, sanitary and sightly condition. During the construction of improvements no trash shall be burned on any lot except in a safe manner and unless so burned, shall be removed by the lot owner. Boats, trailer and other parked vehicles are to be stored in a location no closer to the street

than the front building set-back lines, or in the case of a corner lot, the said building line facing the street. These vehicles cannot be parked in such a manner that they are offensive to the public or developer.

In the event of default on the part of the owner or occupant of any lot in serving the above requirements or any of them, such default continuing after ten (10) days written notice thereof, the Developer (until the Committee is selected, and thereafter, the Committee) may, without liability to the owner or occupant in trespass or otherwise, enter upon (or authorize one or more others to enter upon) said lot, and cause to be cut, such weeds and grass, and remove or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions, so as to place said lot in a neat, attractive, healthful and sanitary condition, and may charge the owner or occupant of such lot for the reasonable cost of such work and associated materials. The owner or occupant, as the case may be, agrees by the purchase or occupation of the property to pay such statement immediately upon receipt thereof; however, the payment of such charge is not secured by any nature of lien on the property.

11. Before initial residential occupancy, no sign, advertisement, billboard or advertising structure of any kind may be erected or maintained on any lot in the subdivision without the prior approval of the Developer; and any such approval which is granted by the Developer may be withdrawn at any time by the Developer, in which event, the party granted such permission shall, within the period designated by the Developer (which in no event shall be less than five (5) days), thereupon remove same. After initial residential occupancy of improvements on any particular lot in the Subdivision, no sign, advertisement, billboard or advertising structure of any kind other than a normal for-sale sign approved by the Developer as to design, not exceeding two (2) feet by three (3) feet erected on a post in the ground, and applicable to such lot alone, may be erected or maintained on such lot.

The Developer, until the Committee is selected, and thereafter, the Committee, shall have the right to remove and dispose of any such prohibited sign, advertisement, billboard, or advertising structure which is placed on any lot, and in so doing shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal or in any way be liable for any accounting or other claim by reason of the disposition thereof.

12. The digging of dirt or the removal of any dirt from any lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on such lot.

13. No lot of Woodcreek shall be used or permitted for hunting or for the discharge of any pistol, rifle, shotgun, or any other firearm, or any bow and arrow or any other device capable of killing or injuring.

14. No outside toilets will be permitted, and no installation of any type of device for disposal of sewage shall be allowed which would result in raw or untreated or unsanitary sewage being carried into any water body. No septic tank or other means of sewage disposal may be installed unless approved by the proper governmental authorities having jurisdiction with respect thereto and the Developer.

15. No oil drilling, oil development operations, oil refining, or mining operations of any kind shall be permitted upon any lot, nor shall any wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil, or natural gas, shall be erected, maintained or permitted on any building site. At no time shall the drilling, usage or operation of any water well be permitted on any lot.

16. Drainage structures under private driveways shall always have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

17. The Developers or any person, firm or corporation operating the golf course in the Subdivision shall not be held liable for any damages to any lot owner, their guests, or their heirs, administrators or assigns resulting from operation of said golf course.

18. Where underground utility services shall be available for said lots, no other surface utility wires shall be installed outside of any structure. Underground utility service lines shall extend through and under said lots in order to serve any structure thereon, and the area above said underground lines and extending two and one-half (2½) feet to each side of said underground line shall be subject to excavation, refilling and ingress and egress for the installation, inspection, repair, replacing and removing of said underground facilities by such utility company; and owners of said lots shall ascertain the location of said lines and keep

the area over the route of said lines free of excavation and clear of structures, trees, or other obstructions.

V.

SPECIAL RESTRICTIONS

1. In addition to the General Restrictions set forth in IV., above, the following restrictions shall apply to "Woodcreek Health Spa Lots."

a. No wall, fence, planter, hedge or other improvement or object shall be constructed or permitted unless approval is given by the Developer and the Architectural Control Committee.

b. The Developer shall have control over all improvements to be placed in the surrounding areas, common area and certain facilities common to all or part of the lots including, by the way of example but not limited to, pathways, golf-cart pathways, green belts, sewage system, and recreational facilities.

c. Since zero lot line and/or common wall concepts are anticipated, the Developer, until the Committee is selected and thereafter the Committee, shall be the sole and prevailing authority regarding wall, fence and building set-back requirements.

d. All exterior materials such as stone, roofing, siding, and paint must match the exterior material used on the existing Woodcreek Health Spa.

e. All lots must be completely landscaped and the landscaping plans must be approved by the Developer.

f. All supporting convenience facilities such as walks and parking areas will be built by the lot owners. Plans for the facilities must be approved by the Developer.

g. If a greenbelt easement is identified on a recorded plat crossing any lots, these easements are restricted from all fencing, building structure, of any kind and can be used as a pedestrian easement for all property owners. However, these lot owners can extend these septic systems into these easements that are crossing their lots.

h. All lots in Woodcreek Health Spa Lots will require central sewage. The Developer will provide a central sewage plant and sewage mains and it will be the responsibility of the lot owner to provide his own sewage lines to the existing sewage main. The lot owner will be responsible for an Environment One grinder pump and the installation of this pump. The type and installation of this pump must meet the Developers specifications.

VII.

MAINTENANCE FUND

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All lots in said Woodcreek Health Spa Lots are subject to a monthly maintenance charge of Twenty-five dollars (\$25.00) per lot for the purpose of creating a fund to be known as "Maintenance Fund" to be paid by the Owner of each lot in said addition payable monthly at the rate of \$25.00 per month of the first day of the month following the date of the purchase of respective lot, said payment to be made to Woodcreek Resort, Inc., or its successors or assigns, as the needs of the property may, in its judgment require but in no event shall such charge be more than twenty-five dollars (\$25.00) per month per lot unless such adjusted increase has been approved by fifty-one (51%) of the lot owners in Woodcreek.

The total fund arising from said charge, so far as it may be sufficient, shall be used for the payment of the maintenance expenses incurred for any or all of the following purposes:

Maintenance of street, paths, parks, parkways, and esplanades, including all the grass and planted area within boundaries of the streets, curbs, and parks, furnishing of watchman or patrol service, to pay rents, maintenance and utilities for park or club areas, and to do any other necessary or desirable thing in the opinion of Woodcreek Resort, Inc., to keep the property neat or in good order, or which, in the opinion of Woodcreek Resort, Inc., may be of general benefit to the owners or occupants of the subdivision. Also, for the maintenance of yard and exterior painting of townhouses in the Woodcreek Health Spa townhouse lots.

Such maintenance charge shall be and remain in effect so long as the restrictions hereinabove set out shall remain in effect and the continuation or extension of such restrictions in the manner provided therefor shall automatically extend this maintenance charge.

Any grantee, by accepting a conveyance of any property in said subdivision, agrees and consents to such maintenance charge and to secure the payment of said charge a vendor's lien is retained against the property so conveyed.

VIII.

TRANSFER OF FUNCTIONS OF THE DEVELOPER

The Developer may at any time hereafter cause one or more non-profit corporations to be organized under the laws of the State of Texas for the purpose of exercising all or any of the duties and prerogative of the Developer hereunder (including the matters relating to "Maintenance Fund"). Any such delegation of authority and duties shall serve to automatically release the Developer from further liability with respect thereto and vest such duties and prerogative in such non-profit corporations. Any such delegation shall be evidenced by the Developer and the aforesaid non-profit corporations but not, however, requiring the joinder of any person in order to be fully binding, whether such other person be an owner of property in the Subdivision, a lienholder, mortgagee Deed of Trust beneficiary or any other person.

IX.

AMENDMENTS

Any or all of the covenants herein may be annulled, amended or modified at any time by the recommendation of the Architectural Control Authority, or its successors, and ratified by a vote of two-thirds (2/3) of the lot owners in the Subdivision. All such lot owners shall be given thirty (30) days notice in writing of any proposed amendment before same is adopted. There shall be no annulment, amendment or modification of these covenants without the prior recommendation of the Architectural Control Authority.

X.

BINDING EFFECT

All of the provisions hereof shall be covenants running with the land thereby affected. The provision hereof shall be binding upon and inure to

the benefit of the owners of the land affected and the Developer and their respective heirs, executors, administrators, successors and assigns.

EXECUTED the the 11 day of May, A.D. 1977

WOODCREEK RESORT, INC.
A Texas Corporation

Lawrence Clayton Smith
Lawrence Clayton Smith, President

ATTEST:

H. A. Sanson
H. A. Sanson, Secretary

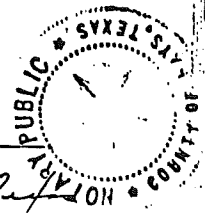
STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence Clayton Smith, President of Woodcreek Resort, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 11 day of May A.D., 1977.

Albert B. Bink
Notary Public In and for

Steph County, Jefferson



THE STATE OF TEXAS }
COUNTY OF HAYS }
I, LYDELL B. CLAYTON, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication, was filed for record in my office on the 27th day of May A.D. 1977 at 4:56 o'clock P.M., and duly recorded on the 31st day of May A.D. 1977 at 11:50 o'clock A.M. in the 456-457 Records of said County in Book Number 296 Pages 456-457 Inclusive.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF HAYS COUNTY, TEXAS, the date last above written.
Lydell B. Clayton
LYDELL B. CLAYTON, Clerk of the County Court within and for the County By *[Signature]* Deputy