

**AMENDMENT TO
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

River Ridge, Sections Three-C and D
Williamson County, Texas

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This Amendment to Declaration of Covenants, Conditions and Restrictions ("Amendment") is made by River Ridge Partners 3, Ltd., a Texas limited partnership for the purposes set forth below.

R E C I T A L S

A. River Ridge Partners 3, Ltd. is the named "Declarant" in the Declaration of Covenants, Conditions and Restrictions for River Ridge, Sections 3-C and D dated January 6, 1997, recorded as Document No. 9700668 of the Official Records of Williamson County, Texas (the "Declaration"). The Declaration covers all lots (the "Lots") in the following subdivisions:

River Ridge Section Three-C, a subdivision in Williamson County, Texas, according to the map or plat thereof of record in Cabinet N, Slides 260-261, Plat Records of Williamson County, Texas, and

River Ridge Section Three-D, a subdivision in Williamson County, Texas, according to the map or plat thereof of record in Cabinet N, Slides 262-263, Plat Records of Williamson County, Texas.

B. Declarant wishes to amend this Declaration. Paragraph 9.02 of the Declaration sets forth the requirements for amending the Declaration. Declarant is the owner of one hundred percent (100%) of all Lots covered by the Declaration.

Now, therefore, pursuant to the authority of Declarant under Paragraph 9.02 of the Declaration, Declarant does hereby amend the Declaration as follows:

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Paragraph 8.01 of the Declaration is hereby deleted in its entirety. In full substitution thereof, Paragraph 8.01 shall read as follows, in its entirety:

8.01 Reserved Easements. All dedications, limitations, restrictions, and reservations shown on the Plat and all grants and dedications of easements, rights-of-way, restrictions, and related rights, made prior to the Property becoming subject to this Declaration are incorporated herein by reference and made a part of this Declaration for all purposes as if fully set forth herein and shall be construed as being adopted in each and every contract, deed, or conveyance executed or to be executed by or on behalf of Declarant conveying any part of the Property. Declarant reserves the right upon obtaining approval from the City of Georgetown to make changes in and additions to the said easements and rights-of-way for the purpose of most efficiently and economically developing the Property. Further, Declarant reserves the right, without the necessity of the joinder of any Owner or other Person, to grant, dedicate, reserve, or otherwise create, at any time or from time to time, rights-of-way and easements for public utility purposes (including without limitation, gas, water, electricity, telephone, and drainage) in favor of any Person along any front, rear, or side boundary line of any Lot, which said easements shall have a maximum width of seven and one-half feet (7.5'). In addition, Declarant hereby reserves the right, without the necessity of the joinder of any Owner or other Person, to grant, dedicate, reserve, or otherwise create, at any time or from time to time, easements for the erection and maintenance of signs, and easements for the erection and maintenance of community mail boxes.

Except as amended herein, the Declaration shall remain in full force and effect. In accordance with Paragraph 9.02 of the Declaration, this Amendment shall be effective upon recordation hereof in the Real Property Records of Williamson County, Texas.

Executed this the 27 day of January, 1997.

River Ridge Partners 3, Ltd.

By: River Ridge 3 Development Corp.,
General Partner

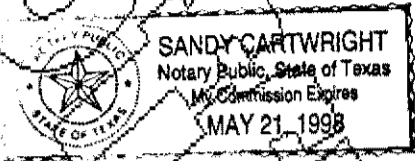
By: 
Name: Stephen M. Hudson
Title: President

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this 27th day of January, 1997 by Stephen M. Hudson, President of River Ridge 3 Development Corp., a Texas corporation, in its capacity as General Partner of River Ridge Partners 3, Ltd., a Texas limited partnership, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

(Printed or Stamped Name of Notary)

My Commission Expires: _____

After recording, please return to:

Mr. Stephen M. Hudson
2313 Lake Austin Boulevard
Austin, Texas 78703

Doc# 9703534
Pages: 3
Date : 01-27-1997
Time : 03:12:15 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 13.00