



CERTIFIED COPY
PAGE 1 OF 6

JOEL N. MANN

TO

PUBLIC

AFFIDAVIT REGARDING AMENDMENTS TO RESTRICTIVE COVENANTS

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority, on this day personally appeared Joel N. Mann, Affiant, known to me to be the person who subscribed his name below, who, after having first been duly sworn by me, on oath swears that the following statements are true:

That he is the Secretary of the Seven Falls Owners Association, and he knows of his own personal knowledge that the following amendments to the **Dedication and Restrictions** for Seven Falls Ranch dated September 22, 2000 and recorded in Volume 404 Pages 647 through 666 Real Property Records of Gillespie County, Texas have been duly adopted in accordance with the provisions of Section 10 of said **Dedication and Restrictions**:

The amendments adopted are:

AMENDMENT NUMBER ONE:

The following language is added to the definition of TRACT in Section 2:

In the case of a re-subdivision of any Lot from that shown on the original plat of the subdivision, the resulting Tract(s) shall be treated separately for all purposes of this Dedication and Restrictions including set backs and the like, except, however, the restrictions on voting described under the definition of Homeowners Association above. Such voting restriction shall also apply to actions to amend the restrictions under section 10 below.

AND

The following language is added to Section 5, paragraph 8 Resubdivision:

All re-subdivisions shall be platted and recorded in the plat records of Gillespie

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ATTEST: **MAY 17 2006**

MARY LYNN RUSCHE, County Clerk
Gillespie County, Texas



[Handwritten Signature]

County, Texas in order to recognize each as a separate Tract. Both the original and new subdivided tracts should be of such size as to meet Gillespie County, Texas requirements for inclusion in the Seven Falls Wildlife Management program. In the event due to a re-subdivision of a Tract, an owner owns more than one Tract, such owner shall be entitled to only one vote total. Common ownership for the purposes of this provision shall include all entities or trusts or the like under the essential control of a common owner.

AMENDMENT NUMBER TWO:

The following sentence from Section 5, paragraph 2 A. No construction without Architectural Committee Approval:

Any two members of the Architectural Committee may approve or disapprove any matter before the Architectural Committee

is hereby amended to read as follows:

Any three members of the Architectural Committee may approve or disapprove any matter before the Architectural Committee.

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AMENDMENT NUMBER THREE

The following language is added to Section 5, paragraph 2 A. No construction without Architectural Committee Approval:

In the event there is ever a tie vote of the Architectural Committee, such tie vote will be broken by the President of the Association, or in his absence, the senior Director.

AMENDMENT NUMBER FOUR

The following sentence from Section 8, paragraph 2 Basis of the Maintenance Charge C.

Any Maintenance Charge not paid within thirty days after the due date shall bear interest from the due date at the lesser of Q) the rate of eighteen percent (18%) per annum or (U) the maximum rate permitted by law is hereby amended to read as follows:

Any Maintenance Charge not paid within thirty days after the due date shall bear an annual late fee for each year (or portion thereof) of dues unpaid as an additional

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ATTEST: MAY 17 2006

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Gillespie County, Texas



By [Signature] Deputy

amount of forty dollars (\$40.00) per annum.

The remainder of paragraph C. shall remain as written.

End of Amendments

Affiant further states:

That the Owners of 65% of the Tracts within the property covered by said Dedication and Restrictions have agreed in writing to such amendments; the owners, who were the record owners of legal title as shown by the Real Property records of Gillespie County, Texas, ten business days prior to the first date such instrument was executed.

That the number of Tract Owners from whom consent is required for such amendments is 21 votes, and the number of Tract Owners consenting to the amendments are as follows: for Amendment Number One: 26 votes in favor, and for Amendments Numbered Two, Three and Four: 30 votes.

The following Tract Owners have executed written consents:

Owner	Tract
Lewis Merritt	2
James Klein	3
Irma Poirier	4
James Richard Akin	5
David McAndrew and Wilma McAndrew	6
Lawrence Espey and Donia Espey	7
Piotr P M Liwski	8
Jack Huffman	9
Lynette Martin	10
Frederick Findlen and Audrey Findlen	13
John Adamson	14*

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ATTEST: MAY 17 2005

MARY LYNN RUSCHE, County Clerk
Gillespie County, Texas



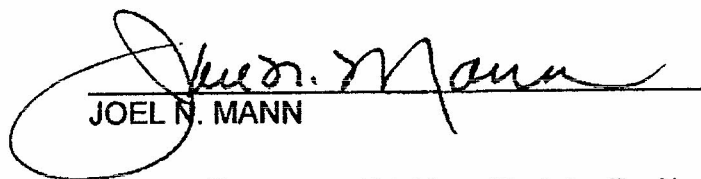
B. [Signature] Deputy

Mike Morris	15
Craig A. George	18
Scott Miller	19
Joel Mann	20
Ed McHalek and Alice McHalek	21
F. George Irwin	22
Margaret Wittenberg and Terry Wittenberg	23*
Paula A. Wallace and David C. Wallace	24*
Nigel Hopkinson and Janie Hopkinson	25
Michael Weberpal and Michelle Weberpal	27
Jack Graham	28
Lisa Meacham and Mike Meacham	29
Terry Kagay and Judi Kagay	30*
J. B. Hatchette	31
Scenic Valley, Ltd. Rockford V. Gray and Stacey J. Gray	32
Gregory L. Kagay	33
Carl I. Frisina	35
C. Mike Hanes	37
Claus R. Goldbecker	38

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* did not approve amendment number one, but did approve the rest
as a result of which the above amendments were duly adopted.

EXECUTED this 25TH day of January, 2006.


JOEL N. MANN

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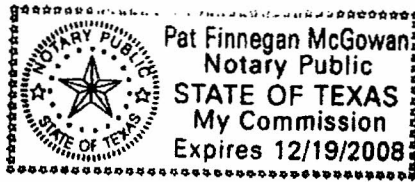
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cord in my office.

ATTEST: MAY 17 2006
MARY LYNN RUSCHE, County Clerk
Gillespie County, Texas

By Delicia Corneil Deputy

SUBSCRIBED AND SWORN TO before me by the said JOEL N. MANN, this 25th day of January, 2006, to certify which witness my hand and seal of office.

Pat Finnegan McGowan



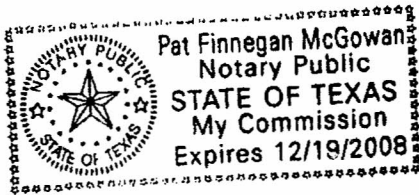
Notary Public in and for the State of Texas

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 25th day of January, 2006, by JOEL N. MANN

Pat Finnegan McGowan



Notary Public in and for the State of Texas

Stamped or printed name of notary

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ATTEST: MAY 17 2006



MARY LYNN RUSCHE, County Clerk
Gillespie County, Texas

By *Mary Lynn Rusche* Deputy

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

January 25, 2006 01:01:15 PM

FEE: \$31.00

20060594

KC

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MAY 17 2006

ATTEST:

MARY LYNN RUSCHE, County Clerk
Gillespie County, Texas



By *[Signature]* Deputy