

SUPPLEMENTARY DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR RUBY RANCH SUBDIVISION

1214 247

PREAMBLE

This Supplementary Declaration of Covenants, Conditions, and Restrictions is made on the 19th day of March, 1996, by TWC Enterprises, Inc., a corporation duly formed and existing in the State of Texas, acting by and through the officer whose signature appears below (who has been duly authorized to execute this instrument on behalf of the corporation), (such corporation being referred to herein as the "Declarant").

RECITALS

1. Declarant is the owner of all that certain real property located in Hays County, Texas, described and shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

2. The Declarant has devised a general plan for all of the property described and shown on the subdivision plat for Ruby Ranch, Phase One, a subdivision in Hays County, Texas, as recorded in Volume 6, Pages 398-400 of the Official Public Records of Hays County, Texas; reference being here made to such subdivision for all relevant purposes herein. Such general plan provides a common scheme of development designed to protect and safeguard the property shown on the above-referenced subdivision plat over a long period; such plan being filed for record in Volume 1181, Pages 57-79 of the Official Public Records of Hays County, Texas (entitled "Declaration Of Covenants, Conditions, And Restrictions For Ruby Ranch Subdivision"), and such general plan being incorporated herein by reference. Declarant now desires, pursuant to the terms of such general plan, to add the property described and shown on Exhibit "A" attached hereto to such general plan so that the common scheme of development provided for in such general plan is extended to the property described and shown on Exhibit "A" attached hereto. The property described and shown on Exhibit "A" attached hereto is contiguous to the property shown on the subdivision plat for Ruby Ranch, Phase One; and the plat referenced on Exhibit "A", and incorporated herein by reference, contains a geographical description of such property.

3. The general plan, referred to above, will benefit the property described and shown on Exhibit "A" attached hereto, the parcels and lots that constitute such property, the Declarant, and each successive owner of an interest in such property.

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OFFICIAL PUBLIC RECORDS
Hays County, Texas

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4. The purpose of the general plan, referred above, in addition to those stated above, is to enhance and protect the value, attractiveness, and desirability of the property subject to such general plan and to prevent nuisances and to maintain the desired character of the property subject to such plan; and it is the desire of the Declarant to extend such benefits to the property shown and described on Exhibit "A" attached hereto.

5. Therefore, in accordance with both the doctrines of restrictive covenant and implied equitable servitude, the Declarant desires to restrict the property shown and described on Exhibit "A" attached hereto according to such general plan and in furtherance of such general development plan.

NOW THEREFORE, it is declared that all of the property shown and described on Exhibit "A" attached hereto shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions contained and referred to in the general plan of development recorded in Volume 1181, Pages 57-79, Official Public Records, Hays County, Texas and such general plan shall run with the property shown and described on Exhibit "A" attached hereto.

ARTICLE I
Definitions

The Declaration Of Covenants, Conditions, and Restrictions For Ruby Ranch Subdivision, recorded in Volume 1181, Pages 57-79, Official Public Records of Hays County, Texas (herein referred to as the "Declaration"), shall be modified and supplemented as follows:

1. The term "Property" as defined in such Declaration is hereby modified and supplemented to include and be extended to the property shown and described on Exhibit "A" attached hereto.

2. The term "Subdivision" as defined in such Declaration is hereby modified and supplemented to include and be extended to the subdivided property shown and described on Exhibit "A" attached hereto.

3. The term "Lot" as defined in such Declaration is hereby modified and supplemented to include and be extended to any of the plots of land, except the "common area", shown and described on the plan and subdivisions map recorded in Volume 7, Page 22, Plat Records of Hays County, Texas, on which there is or will be built a single family dwelling.

4. The term "Owner" as defined in such Declaration is hereby modified and supplemented to include and be extended to the record owner or owners of the fee simple title to any Lot or

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portion of a Lot in the property shown and described on Exhibit "A" attached hereto on which there is or will be built a detached single family dwelling.

5. The term "Common Area" as defined in such Declaration is hereby modified and supplemented to include and be extended to the roads/streets shown and described within the boundaries of the subdivision shown and described on the plat recorded in Volume 7, Page 22, Plat Records of Hays County, Texas.

ARTICLE II

Property Subject to Supplementary Declaration

Property Subject to Supplementary Declaration. The real property covered by this Supplementary Declaration is described in Exhibit "A" attached hereto and incorporated by reference. All of the properties and any right, title or interest therein shall be owned, held, leased, sold and/or conveyed by Declarant, and any subsequent owner of all or any part thereof, subject to this Supplementary Declaration (and the Declaration referred to herein which has been incorporated herein by reference).

ARTICLE III

Covenants Running With the Land

Covenants Running With the Land. The easements, restrictions, covenants, and conditions contained in the Declaration, as supplemented by this Supplementary Declaration, are for the purpose of protecting the value and desirability of the real property described herein (in addition to the real property described in such Declaration). Consequently, they shall run with the real property described herein and shall be binding on all parties having any right, title, or interest in such property (in whole or in part), and their heirs, successors, and assigns. Such easements, covenants, conditions, and restrictions shall be for the benefit of the real property described herein, each Lot, and each Lot Owner.

ARTICLE IV

Miscellaneous

It is the express intent of the Declarant that this document supplement the Declaration referred to herein. Notwithstanding anything contained herein to the contrary, this instrument is expressly declared to be a supplement of such Declaration and not a replacement of such Declaration.

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This Supplementary Declaration is executed this the 19th
day of March, 1996.

TWC Enterprises, Inc., a
Texas corporation

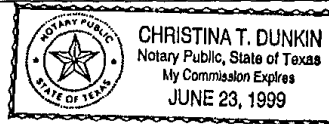
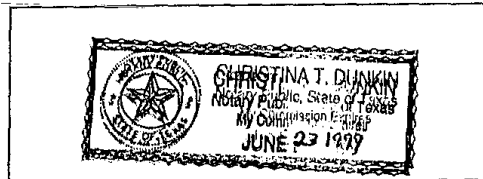
By: Terri Lee Wimmer
Printed Name: Terri Lee Wimmer
Title: Vice-President

Acknowledgment

State of Texas
County of HAYS

This instrument was acknowledged before me on the 19th day
of March, 1996, by Terri Lee Wimmer, Vice-President of TWC
Enterprises, Inc., a Texas corporation, on behalf of such
corporation.

Christina T. Dunkin
Notary Public, State of Texas
Notary's Stamp with Printed Name
and Commission Expiration Date:



AFTER RECORDING, RETURN TO:

TWC Enterprises, Inc.
1900 FM 967
Buda, Texas 78610

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Exhibit "A"

(Attached to Supplementary Declaration of Covenants,
Conditions, and Restrictions For Ruby Ranch Subdivision)

All of the property shown on and described on that map or plat of record in Volume 7, Page 22, Plat Records of Hays County, Texas, said map or plat referred to and incorporated herein for all relevant and pertinent purposes; and such property including Lots One (1), Two (2) and (3), Ruby Ranch, Phase Two, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 7, Page 22, Plat Records of Hays County, Texas.

STATE OF TEXAS
COUNTY OF HAYS
I hereby certify that this Instrument was FILED on
the date and at the time stamped herein by me and was duly
RECORDED in the Volume and Page of the named RECORDS
of Hays County, Texas, as stamped herein by me.

MAR 20 1996



Margie T. Villalpando

COUNTY CLERK
HAYS COUNTY, TEXAS

Doc# 396662
Pages: 5
Date : 03-20-1996
Time : 03:06:51 P.M.
Filed & Recorded in
Official Records
of Hays County, TX.
MARGIE T VILLALPANDO
COUNTY CLERK
Rec. \$ 17.00