

RESTRICTIONS, ASSESSMENTS AND EASEMENTS OF ROCKY CREEK RANCH, ALL PHASES

***This document is for Informational purposes only and does not
replace or supersede the Deed Restriction, Assessments and
Easements in effect within Rocky Creek Ranch Subdivision***

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Article 1 Declaration

That ROCKY CREEK RANCH, INC., ("Developer") of ROCKY CREEK RANCH, the following:
PHASE 1, as shown on a plat recorded in Volume 9, page 222, of the Map and Plat Records of Comal County, Texas, Lots 1- 27
PHASE 2, as shown on a plat recorded in Volume 9, page 241, of the Map and Plat Records of Comal County, Texas, Lots 28 - 103
PHASE 3, as shown on a plat recorded in Volume 9, page 247, of the Map and Plat Records of Comal County, Texas, Lots 104 - 114
PHASE 4, as shown on a plat recorded in Volume 9, page 371, of the Map and Plat Records of Comal County, Texas, Lots 115 – 134 167 - 173
PHASE 5, as shown on a plat recorded in Volume 9, page 386, of the Map and Plat Records of Comal County, Texas, Lots 135 – 153 174 - 184
PHASE 6, as shown on a plat recorded in Volume 10, page 4, of the Map and Plat Records of Comal County, Texas, Lots 154 – 166 185 - 197
PHASE 7, as shown on a plat recorded in Volume 10, page 28, of the Map and Plat Records of Comal County, Texas, Lots 198 - 228
PHASE 8, as shown on a plat recorded in Volume 10, page 60, of the Map and Plat Records of Comal County, Texas, Lots 229 - 259
PHASE 9, as shown on a plat recorded in Volume 10, page 13, of the Map and Plat Records of Comal County, Texas, Lots 260 - 271

PHASE 10, as shown on a plat recorded in Volume 10, page 209, of the Map and Plat Records of Comal County, Texas, Lots 272 - 340

PHASE 11, as shown on a plat recorded in Volume 10, page 332-333, of the Map and Plat Records of Comal County, Texas, Lots 341 - 377

PHASE 12, as shown on a plat recorded in Volume 11, pages 78-79, of the Map and Plat Records of Comal County, Texas, Lots 378 - 414

PHASE 13, as shown on a plat recorded in Volume 11, pages 223-224, of the Map and Plat Records of Comal County, Texas, Lots 415 -441

PHASE 14, as shown on a plat recorded in Volume 11, pages 299-301, of the Map and Plat Records of Comal County, Texas, Lots 442 - 526

PHASE 15, as shown on a plat recorded in Volume 12, pages 7 & 8, of the Map and Plat Records of Comal County, Texas, Lots 527 - 528

PHASE 16, a on a plat recorded in Volume 12, pages 35-37, of the Map and Plat Records of Comal County, Texas, Lots 529 - 598

does hereby impress all the property included in such subdivision with the following restrictions:

Article 2

Purpose

The property herein described shall be used solely for new single family residential purposes, and only one single family residence may be constructed on each lot.

Article 3

Building Requests and Requirements

No building, fence or structure of any type shall be erected, placed or altered on any lot until the design and construction plans and specifications and a plat showing the location of the structure on said lot have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with respect to topography and finish grade elevation. Under ordinary topographical circumstances the building will be required to be set back 25 feet from roadways bordering the tract. Any deviation from this must first be approved in writing by the Comal County Engineering Office. The Committee's approval or disapproval as required in these covenants shall be set out in writing and in the event the Committee or its designated representatives fail to approve or disapprove plans within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to be fully complied with.

No building, other than a single family residence containing not less than 1250 square feet, exclusive of open or screen porches, breezeways, carports, garages and patios, shall be erected or constructed on any residential tract or lot, and no garage may be erected except simultaneously with or subsequent to erection of a residence. All buildings must be completed not more than fourteen (14) months after laying foundations. Servant's quarters and guest houses may be constructed to the rear of a permanent residence. All buildings must be completely enclosed from the ground level to the lower portion of outside walls so as to maintain a neat appearance and remove posts or piers (except those supporting raised porches) from outside view.

Lot owners with "adjacent lots", as defined in Chapter 209 of the Texas Property Code, being:

(A) A lot that is contiguous to another lot that fronts on the same street;

(B) With respect to a corner lot, a lot that is contiguous to the corner lot by either a side property line or a back property line; or

(C) If permitted by the dedicatory instrument, any lot that is contiguous to another lot at the back property line, may use said lot for residential purposes without election of a residential structure on said lot.

"Residential purpose" with respect to the use of a lot:

- (A) Means the location on the lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose; and
- (B) Includes the location on the lot of a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the dedicatory instrument, the parking or storage of a recreational vehicle.

Lot Owners wishing to avail themselves of this privilege are required to fill out the Adjacent Lot Document and obtaining ACC approval prior to placing any items on the adjacent lot.

No material of any kind shall be placed or stored on any lot except for construction materials after construction of a permanent building has begun. The Architectural Control Committee may notify the record owner of the lot by Certified U. S. Mail of such violations, and if the violation is not corrected and the subject materials not removed within ten days after the mailing of such notice, the Architectural Control Committee may remove said material from the property, dispose of such material, and charge the record owner of the lot with removal and disposition costs, and the Architectural Control Committee shall have no liability to said owner of the lot by virtue of the exercise of such right to removal.

No removal of trees or excavation of any materials other than for landscaping, construction of buildings, driveways, etc., will be permitted without the written permission of the Architectural Control Committee.

Article 4

Modular Homes

No mobile home, double wide mobile home or house trailer shall be placed on any tract at any time. New modular homes may be moved onto a tract only with the express prior approval of the Architectural Control Committee. The Phases that are affected by this condition are: Phases 1- 13 inclusive. Phases 14-16 inclusive prohibit mobile home, double wide mobile home house trailer or Modular homes from being moved onto a tract.

No tent, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except that camping trailers with sanitary facilities may be used for weekend and vacation camping up to a maximum of seventeen (17) consecutive days prior to construction of a building on the property.

Article 5

Outside Toilets and Plumbing

No outside toilet shall be installed or maintained on any lot and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and local Department of Health.

Article 6

Use of Land

No noxious, offensive, unlawful or immoral use shall be made of any lot or tract. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition. No junk, wrecking or auto storage yards shall be located on any lot, and no heavy equipment, dump truck, material (except material to be used in construction of the residence on the lot or tract) or non-operating automobiles shall be stored on (or parked in the roadway in front of) any lot. All lots containing a residence shall be suitably maintained and mowed to preserve the beauty of the subdivision.

Article 7

Livestock and Pets

No livestock of any kind shall be raised, bred, or kept on any lot except one horse or one cow per 9/10th acre on tracts 9/10th of an acre or larger. Dogs, cats, or other household pets may be kept, provided that they are not used, bred or maintained for any commercial purposes, are not allowed to run loose in the subdivision, and do not constitute a nuisance to other property owners in Rocky Creek Ranch Subdivision (all phases) by creating excessive noise or odors.

Article 8

Violations

The Architectural Control Committee shall have the right, after ten (10) days written notice to the lot owner by U. S. Certified Mail, to authorize the Board of Directors to correct any violation of this restriction by cleaning or mowing the lot, and removing trash there from, and charge the lot owner with the costs of such maintenance, which charge shall operate as an additional maintenance lien against the lot. Neither the Architectural Control Committee nor the Board of Directors shall have any liability to the lot owner for trespass or for the property removed as necessary to clean the lot.

Article 9

Signage

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Article 10

Easement and Restriction Compliance

All lots are subject to easements and restrictions now of record and are subject to any applicable rules and regulations of Comal County.

Article 11

Procedures to change a Restriction in whole or in part

These covenants shall be binding for a period of thirty (30) years from the date they are filed for record in the Official Public Records of Real Property of Comal County, Texas, unless changed or amended as provided herein. Said covenants shall be automatically extended, upon the expiration of said term, for successive periods of ten years each. The record owners of legal title of fifty-one (51%) percent of the lots of all recorded phases of Rocky Creek Ranch Subdivision as shown by the Official Public Records of Real Property of Comal County, Texas, may amend or change said covenants in whole or part at any time. Any change or amendment shall be set forth and evidenced by a successor instrument bearing the signatures of the requisite number of record owners and the recording of same in the office of the County Clerk of Comal County, Texas.

Article 12

Effect of non-compliance with any restriction

Failure to comply with any one of these covenants or restrictions or invalidation of any one of these covenants or restrictions by judgment of any Court shall in no way affect any of the other provisions which shall remain in full force and effect. An uncorrected violation of one of these restrictions by one or more lot owners in the subdivision shall not invalidate restrictions with respect to future violations of that restriction.

Article 13

Resident and Board Rights in dealing with compliance issues of Lot owners

If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for the Board of Directors and/or any other person or persons owning any real estate restricted in the same way (including all phases of Rocky Creek Ranch), to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to enjoin him or them from doing so or to recover damages, plus court costs and attorney's fees for such violations.

All covenants and restrictions herein shall be binding upon any person purchasing, renting, leasing, using, or visiting the lots in the subdivision, and any successor, heir, assign and Grantee of any lot owner. The covenants and restrictions herein are for the benefit of the entire subdivision and all present and future lot owners therein.

Article 14

Assessments

In addition to the covenants, restrictions and reservations stated above, each lot shall be subject to a water assessment of \$600.00 for the purpose of installing a water system to bring water to the lot. Said water assessment shall be due and payable to Rocky Creek Ranch, Inc., or its assigns on or before six (6) months after the lot is conveyed by Rocky Creek Ranch, Inc.

An assessment of \$5.00 per month is hereby assessed against each lot owner in the subdivision, regardless of the number of lots owned by a lot owner (either a single person or husband and wife owning jointly), each lot owner shall be liable only for one \$5.00 per month assessment. Such assessment shall be due and payable to the Rocky Creek Maintenance Corporation on the first of each month, beginning January 1, 1991, and may be paid annually in advance. On January 1, 1996, and every five years thereafter, this assessment shall be increased by Rocky Creek Maintenance Corporation to an amount not to exceed the increase in the U.S. Department of Labor's Consumer Price Index (or comparable index, if no longer available) for the previous five year period. This assessment shall be secured by a lien on the lot, which can be judicially foreclosed after the assessment is six months delinquent. All costs of suit, including attorneys' fees, shall be paid by the delinquent lot owner and shall be secured by a lien on the lot. Provided, however, this maintenance fee assessment is hereby waived if Developer fails to provide a park with swimming pool for the property owners of Rocky Creek Ranch.

An assessment other than the regular or special assessment may be assessed against a property owner in accordance to the provisions outlined in Texas Property Code: Section 209.005(i) (copy and reproduction policy) or Section 209.0057(b-4) (costs of conducting a vote recount)

Article 15

Waterline and Utility Easements

Phase 1 thru and including Phase 10 will have a five foot wide water line and utility easement is hereby reserved on the front, back and sides of each lot; provided however, if such easement is used after the lot is sold by the Developer.

Phase 11 thru and including Phase 16 will have a ten foot wide water line and utility easement is hereby reserved on the front, back and sides of each lot; provided however, if such easement is used after the lot is sold by the Developer.

No oak trees more than ten inches in diameter shall be destroyed, and, the owner of the water system shall repair all damage done to fences, shrubbery, lawns and buildings in the use of such easement.

Article 16

Special Driveway and Utility Easement

Phases 1, 3, 4, 5, 6, 7, 8 a twenty-five foot wide ingress and egress (driveway) and utility easement is reserved along the front property line of each lot facing Hwy. 484. Owners of lots facing Hwy. 484 are restricted against installing or using driveways onto Hwy. 484 other than those provided by Developer.

* Phase 3, with regards to front property line of lots 113/114 the existing shared driveway meet minimum ISD requirements.

* Phase 4, with regards to front property line of lot 117, the existing driveway meets minimum ISD requirements

* Phase 9, with regards to front property line of lots 286, 269 and 270 facing Hwy. 484. Owners of lots 268 and 270 are restricted against installing or using driveways onto Hwy. 484 other than those provided by Developer. Lot 269 is eligible for a driveway if so desired.

* Phase 9, with regards to front property lines of lots 264-266 inclusive is eligible for a driveway if desired.

* Phase 9, with regards to front property lines of lots 262 and 267/268 the existing driveways meet minimum ISD requirements.

*** November 3, 2014 meeting between Comal County Engineer and County Commissioner with several RCMC Board members and several residents**

Article 17

Execution of the Instrument

In testimony whereof, Rocky Creek Ranch, Inc., has executed this instrument on the following dates:

Phase 1 this 12th day of June, 1989
Phase 2 this 27th day of July, 1989
Phase 3 this 31st day of August, 1989
Phase 4 this 28th day of February, 1991
Phase 5 this 23rd day of May, 1991
Phase 6 this 23rd day of August, 1991
Phase 7 this 10th day of October, 1991
Phase 8 this 19th day of February, 1992

Phase 9 this 30th day of September, 1992
Phase 10 this 12th day of March, 1993
Phase 11 this 5th day of November, 1993
Phase 12 this 1st day of September, 1994
Phase 13 this 27th day of April, 1995
Phase 14 this 19th day of October, 1995
Phase 15 this 26th day of July, 1996
Phase 16 this 26th day of September, 1996