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**THIRD AMENDMENT TO RESTRICTIONS OF
CAVE SPRINGS ADDITION, SECTION FIVE, PHASE TWO**

This Third Amendment to the Restrictions of Cave Springs Addition, Section Five, Phase Two, is made on this 14th day of December, 2009.

Recitals

1. Cave Springs Addition, Section Five, Phase Two, is a subdivision of record in Volume 5, Page 150, of the Plat Records of Kerr County, Texas.

2. The restrictions for Cave Springs Addition, Section Five, Phase Two, are dated June 6, 1985, and are recorded in Volume 335, Page 289, of the Deed Records of Kerr County, Texas ("*the Restrictions*").

3. The Restrictions were first amended by instrument dated December 27, 1996, recorded in Volume 881, Page 571, of the Real Property Records of Kerr County, Texas.

4. The Restrictions were subsequently amended by instrument dated December 19, 2007, recorded in Volume 1650, Page 951, of the Official Public Records of Kerr County, Texas.

5. Paragraph (p) of the Restrictions as amended provides that they may be amended by the vote of two-thirds (2/3) of the owners of residential lots in Cave Springs Addition, Section Five, Phase Two.

6. Owners of two-thirds (2/3) of the residential lots in Cave Springs Addition, Section Five, Phase Two, have consented to this Amendment.

NOW THEREFORE, the Restrictions are hereby amended as follows:

1. Paragraph (a) is amended as follows:

a. Add the words "bed and breakfasts" after the word "hotel" to the second sentence of the current deed restriction paragraph (a). The sentence shall read: "The term 'residential purpose' as used herein shall be held and construed to exclude

hospitals, clinics, duplex houses, apartment houses, boarding houses, hotels, bed and breakfasts and to exclude commercial and professional use whether from homes, residences or otherwise, and all such uses of said property are expressly prohibited."

2. The following paragraph "u" is hereby added to the restrictions:

ii. *No heavy commercial equipment such as bulldozers, dump trucks, bobcats, backhoes or other similar commercial use equipment may be stored on any lot on a permanent basis other than during a period of construction on the property.*

In all other respects the Restrictions are hereby ratified and confirmed.

CAVE SPRINGS OWNERS ASSOCIATION, INC.

By: *Janice A. Winzinger*
President

ATTEST:

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 14th day of December, 2009, by *Janice A. Winzinger*, President of CAVE SPRINGS HOME OWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said corporation.



Paullette Saunders
Notary Public, State of Texas

Filed by and return to:

CRAIG L. LESLIE
Attorney at Law
829-B Main
Kerrville, Texas 78028

FILED AND RECORDED
At 1:55 o'clock A M
STATE OF TEXAS
COUNTY OF KERR



DEC 15 2009

I hereby certify that this instrument was filed in the file numbered
sequence on the date and time stamped hereon by me and was duly
recorded in the Official Public Records of Kerr County Texas.

Janna Roper, Kerr County Clerk

By *Janna Roper* Deputy