

022710

ONE RIVER POINT
PROPERTY OWNERS ASSOCIATION
AND
RESTRICTIVE COVENANTS

Filed this 5 day of Sept 2002
11:56 A.M

KAREN NEWMAN
County Clerk, Blanco County, Texas

By [Signature] Deputy

We, the undersigned, are the present owners of 126.82 acres of land described on Exhibit A, (herein called "the lands") attached hereto and incorporated by reference. To protect and enhance the value of these lands in the future, we hereby:

- (1) Create the One River Point Property Owners' Association, herein called "POA" as defined by article 202.001(2), Vernon's Texas Property Code Annotated;
- (2) Declare the following restrictive covenants shall henceforth apply to the real property described on Exhibit A.

I. ONE RIVER POINT PROPERTY OWNERS' ASSOCIATION:

A. The POA shall exist from June 21, 2002 until June 21, 2012, and thereafter as it may be extended pursuant to law;

B. The members of the POA consist of all record owners of fee simple title in and to any of the lands. Each tract shall be entitled one (1) vote.

C. The governing body of the POA shall consist of three persons elected by a majority of the members at the annual meeting held on the first Monday in June of each year at the Johnson City Bank Building, Johnson City, Texas or such other place in Blanco County, Texas, as the then governing body shall designate;

D. The governing body is authorized:

1. To enforce all restrictive covenants applicable to the lands;
2. To collect annual dues (herein called "dues") of \$50 from each member for the maintenance of the roadways and other general benefit of the lands. These dues are payable September 1, 2003, and the first of September of each year for period of three years; thereafter, \$150.00 per year beginning September 1, 2006
3. To assess a fee (herein called an "assessment") of no more than \$300 per member per year for exceptional expenditures for the direct benefit of the lands;
4. To impose a lien upon the lands owned by any member who fails or refuses to pay the annual dues or assessments. Such lien shall be superior to all but vendors' liens and purchase money liens arising prior in time to the filing of this lien. Each person who becomes a member agrees to pay all dues and assessments and grant such liens for improvements as are herein set out. Such liens shall be enforced in accordance with the provisions of Section 51.002, Vernon's Texas Property Code Annotated.

5. To collect all reasonable and necessary attorneys fees in any suit brought to enforce the restrictive covenants or lien for improvements, dues and assessments.

6. To adopt by-laws for the general conduct of its business, including the election of a presiding and recording officer, the keeping of appropriate books and records of finances and operation.

7. To take such other action as in its judgment is necessary to protect and enhance the value of the lands.

II. RESTRICTIVE COVENANTS

These restrictions are covenants running with the land and shall be binding upon Grantors, Declarants and their successors, grantees and assigns:

(1) These restrictions shall apply for an initial period of ten (10) years beginning August 1, 2002 and shall automatically renew for consecutive periods of ten (10) years. Upon a vote of at least three-fourths (3/4ths) of the then existing members such restrictions may be amended, revised, extended or abolished. However, no revision or restriction shall restrain a prior permissible land use so as to render such existing use impermissible.

(2) Subdividing of the land is not permissible. Combining two or more tracts to create a larger tract is permissible if the owner pays the expense of re-platting. No new or remaining tract shall have less road frontage, river frontage or acreage than the tracts on the original plat.

(3) No commercial use is permitted on the land. However, owners or residents shall be allowed to work out of their homes and maintain home-based businesses as long as the primary use of the property is for a residence, vacation residence, or weekend residence.

(4) Houses or residences may be rented on a long or short term basis. However, no bed and breakfast-type operation is permitted.

(5) Agricultural and livestock use of the land is permitted, except no use as a feedlot or commercial hog, swine or poultry operation is allowed. Fencing shall be appropriate to contain the livestock housed on the land.

(6) No more than one (1) animal unit of domestic livestock (horses, cattle, goats, etc.) Per six (6) acres and one (1) unit of fowl (chickens, turkeys, ducks, geese, etc.) Per acre shall be allowed to be housed on the land.

(7) No manufactured home, single-wide mobile homes, double-wide mobile home or house trailer is permitted. No structures of any kind may be moved on to the property.

(8) All homes shall contain a minimum of 1,200 square feet of living area exclusive of porches, decks, garages and carports, and be completed within twelve (12) months of starting construction. A motor home or travel trailer may be placed on the property at the beginning of construction of a permanent residence and must be removed immediately at the earlier of one

year or completion of the permanent residence.

(9) No geodesic dome-type homes or in-ground dwellings are allowed.

(10) No residences, garages, outbuildings, barns, well-house, satellite dish, antennae or structure of any kind shall occur within 25 feet of side property line or 100' of front property/street line.

(11) Guest house (minimum 500 square feet) and detached building(s) permitted, such as garage, livestock/equipment barn, utility storage building, etc. if exterior is consistent with primary structure.

(12) All sewage and wastewater associated with any residence shall be contained and distributed via an on site sewage facility which is approved by the Texas Natural Resource Conservation Commission (TNRCC) and Blanco County.

(13) No antennas shall be higher than 20 feet above the ridge line of the residence or building to which they are connected or which they serve.

(14) No abandoned motor vehicles, tractors, trailers or other equipment are allowed.

(15) No trash dumps are allowed.

(16) Any roads which are for the common use of all tracts shall be maintained to a reasonable level of use and safety and such cost of maintenance shall be borne by the POA or by the county, provided the roads are dedicated as roads and rights of way to the county and the county accepts the maintenance of the roads.

(17) Discharging of firearms permitted only to protect person or property.

(18) No hunting allowed.

This declaration and dedication is executed this 21st day of June 2002, to be effective from and after June 21, 2002.

One River Point

By: Leslie L. Hudler

Leslie L. Hudler

By: Larry Kern by: Leslie L. Hudler P.O.A.

ELK Financial, Inc.

Larry Kern, President

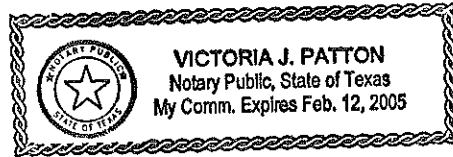
By Leslie L. Hudler, Attorney in Fact

STATE OF TEXAS)

COUNTY OF BLANCO)

This instrument was acknowledged before me this 4th day of September, 2002 by Leslie L. Hudler.

Victoria J. Patton
Notary Public, State of Texas

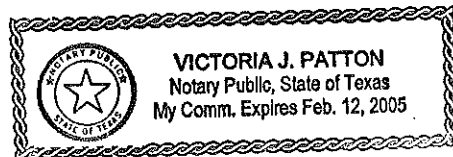


STATE OF TEXAS)

COUNTY OF BLANCO)

This instrument was acknowledged before me this 4th day of September, 2002 by Leslie L. Hudler, Attorney in Fact for Larry Kern, President of ELK Financial, Inc.

Victoria J. Patton
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Leslie L. Hudler
P. O. Box 151
Johnson City, Texas 78636

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law
STATE OF TEXAS
COUNTY OF BLANCO
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

SEP 09 2002



Karen Newman
COUNTY CLERK
BLANCO COUNTY, TEXAS

VOL 0263 PAGE 760

033683

**FIRST AMENDED
RESTRICTIONS FOR ONE RIVER POINT SUBDIVISION**

STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BLANCO)

WHEREAS, ONE RIVER POINT SUBDIVISION is a subdivision of Blanco County, Texas, as shown of record in Book 2, Page 19, Map and Plat Records of Blanco County, Texas;

WHEREAS, original One River Point Property Owners Association and Restrictive Covenants is found of record in Vol. 263, Page 757 et seq. of the Official Public Records of Blanco County, Texas;

WHEREAS, Leslie L. Hudler and ELK Financial, Inc. are the owners of more than three-fourths (3/4's) of the tracts in the Subdivision;

WHEREAS, three-fourths (3/4's) of the members of the Property Owner's Association desire to amend the Restrictions of One River Point Subdivision as follows, to wit:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Amended Restrictions

ARTICLE II

2. Subdividing of a tract is not permissible, except that all or a portion of a tract may be replatted with an adjoining tract to form a larger tract. In the event a portion of a tract is replatted with an adjoining tract, the remaining portion of said tract shall be replatted with the adjoining tract on the other side at the same time. No new or remaining tract shall have less road frontage, river frontage or acreage than the tracts on the original plat.

Filed this 20 day of Nov 20 03
11:00 A. M

KAREN NEWMAN
County Clerk, Blanco County, Texas
By [Signature] Deputy

The original Restrictions of One River Point Subdivsion are hereby confirmed in all respects other than those mentioned.

Executed on this 19th day of November, 2003.

Leslie L. Hudler
Leslie L. Hudler

ELK FINANCIAL, INC.

Larry Kern
By Leslie L. Hudler

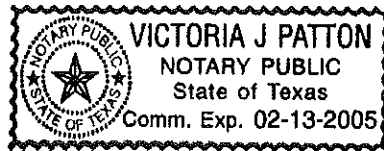
Larry Kern, President
By Leslie L. Hudler, Attorney in Fact

THE STATE OF TEXAS)
COUNTY OF BLANCO)

This instrument was acknowledged this 19 day of November, 2003 by Leslie L. Hudler.

Victoria J. Patton
Notary Public, State of Texas

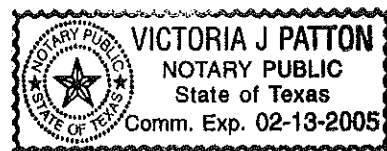
THE STATE OF TEXAS)
COUNTY OF DALLAS)



This instrument was acknowledged this 19th day of November, 2003 by Larry Kern, President of ELK Financial, Inc., a Texas corporation, on behalf of said corporation, by and through Leslie L. Hudler, Attorney in Fact.

Victoria J. Patton
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Leslie L. Hudler
P. O. Box 426
Johnson City, Texas 78636



040886

**SECOND AMENDED
RESTRICTIONS FOR ONE RIVER POINT SUBDIVISION**

STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BLANCO)

WHEREAS, ONE RIVER POINT SUBDIVISION is a subdivision of Blanco County, Texas, as shown of record in Book 2, Page 19, Map and Plat Records of Blanco County, Texas;

WHEREAS, original One River Point Property Owners Association and Restrictive Covenants is found of record in Vol. 263, Page 757 et seq. of the Official Public Records of Blanco County, Texas, and First Amended Restrictions for One River Point Subdivision is found of record in Volume 288, Page 500 of the Official Public Records of Blanco County, Texas;

WHEREAS, Leslie L. Hudler and ELK Financial, Inc. are the owners of more than three-fourths (3/4's) of the tracts in the Subdivision;

WHEREAS, three-fourths (3/4's) of the members of the Property Owner's Association desire to amend the Restrictions of One River Point Subdivision as follows, to wit:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Amended Restrictions

ARTICLE II

7. No manufactured home, single-wide mobile homes, double-wide mobile home or house trailer is permitted. No structures of any kind may be moved on to the property. Motor homes and travel trailers are permitted on the property. All motor homes and travel trailers shall be garaged in a covered building the exterior of which is consistent with the primary structure.

Filed this 25 day of March 2004
11:20 A.M

KAREN NEWMAN
County Clerk, Blanco County, Texas
By Karen Newman Deputy

VOL 0295 PAGE 222

1,500
LH
LK by LH

8. All homes shall contain a minimum of ~~1,200~~ square feet of living area exclusive of porches, decks, garages and carports, and be completed within twelve (12) months of starting construction. A motor home or travel trailer may be placed on the property as a temporary residence at the beginning of construction of the permanent residence and shall cease to be used as a temporary residence at the earlier of one year or completion of the permanent residence.

The original and first amended Restrictions of One River Point Subdivision are hereby confirmed in all respects other than those mentioned.

Executed on this 24th day of March, 2003.

Leslie L. Hudler
Leslie L. Hudler

ELK FINANCIAL, INC.

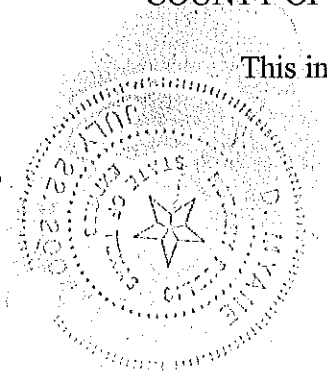
By Larry Kern
by: Leslie L. Hudler, P.O.A.
Larry Kern, President
By Leslie L. Hudler, Attorney in Fact

THE STATE OF TEXAS)

COUNTY OF BLANCO)

This instrument was acknowledged this 24th day of March, 2004 by Leslie L. Hudler.

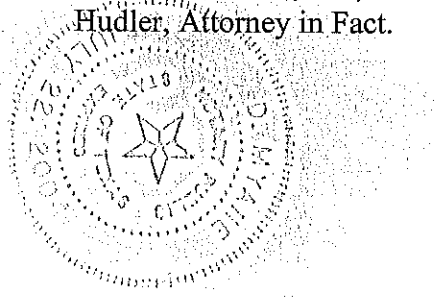
D. Myone
Notary Public, State of Texas
COMMISSION expires: 7-27-2004



THE STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged this 24th day of March, 2004 by Larry Kern, President of ELK Financial, Inc., a Texas corporation, on behalf of said corporation, by and through Leslie L. Hudler, Attorney in Fact.



[Signature]
Notary Public, State of Texas
Commission Expires: 7-22-2004

AFTER RECORDING RETURN TO:
Leslie L. Hudler
P. O. Box 426
Johnson City, Texas 78636

Any provision herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law
STATE OF TEXAS
COUNTY OF BLANCO
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

MAR 30 2004



[Signature]
COUNTY CLERK
BLANCO COUNTY, TEXAS

033914

Appendix L

AMENDMENT TO PLAT

OWNER: Leslie L. Hudler + ELK FINANCIAL, INC
OWNER'S ADDRESS (Including County): P.O. Box 151
Johnson City, TX 78636

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED PLAT (Including Unit Number, if any)
ONE RIVER POINT

BLANCO COUNTY MAP AND PLAT RECORDS VOLUME _____ PAGES _____
LOT OR TRACTS TO BE COMBINED: 1/2 of tract 6 AND TRACT 5
1/2 OF TRACT 6 AND TRACT 7

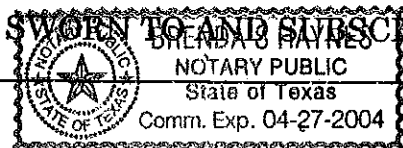
RESULTING LOT NUMBER: 5R + 6R
 LIENHOLDER: TEXAS INDEPENDENT BANK, DALLAS, TX
 RESTRICTIONS, VOLUME 0263, PAGE 757-760 BLANCO CO. RECORDS

The signatures affixed below will certify that the owner of the described property does hereby amend the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. Any easements or building set back lines between said lots or tracts are hereby vacated. The owner also certifies that any and all lienholders have acknowledged this Amendment to Plat as per the attached Lienholder's Acknowledgment(s), if applicable.

Leslie L. Hudler
(OWNER'S SIGNATURE)
Leslie L. Hudler
(NAME PRINTED)

by Larry Kern: Leslie L. Hudler P.O.A.
(OWNER'S SIGNATURE)
LARRY KERN
(NAME PRINTED)

STATE OF TEXAS }
COUNTY OF BLANCO }



SWORN TO AND SUBSCRIBED before me by Leslie L. Hudler
on the 1st day of DECEMBER 2003

Brenda S. Haynes
NOTARY PUBLIC

APPROVED BY COMMISSIONERS' COURT ON
THE 7th DAY OF December 2003.

Bill Guthrie
COUNTY JUDGE

ATTEST: Laren Newman COUNTY CLERK



COUNTY & DISTRICT CLERK
BLANCO COUNTY COURTHOUSE
JOHNSON CITY, TEXAS 78636

Receipt #: 60458 COUNTY - OFFICIAL PUBLIC RECORDS RECEIPT
Received From: ONE RIVER POINT
Date : 12/11/2003 Time Filed : 1:57 pm
Issued By : MARILYN PAYMENT TYPE: check # 1055

Item	Date	Description	Cost
	2/11/20	LESLIE L. HUDLER	3.00
033914		PUBLIC	
	2/11/20	County Clerk's Records Management Fund	5.00
	2/11/20	Courthouse Security Fund	1.00
	2/11/20	RECORD REPLAT - ONE RIVER POINT SUBDIVISION TRACTS 5,6, & 7	50.00
Total:			59.00

Amount Received: 65.00

Amount Refunded: 0.00



COUNTY & DISTRICT CLERK
BLANCO COUNTY COURTHOUSE
JOHNSON CITY, TEXAS 78636

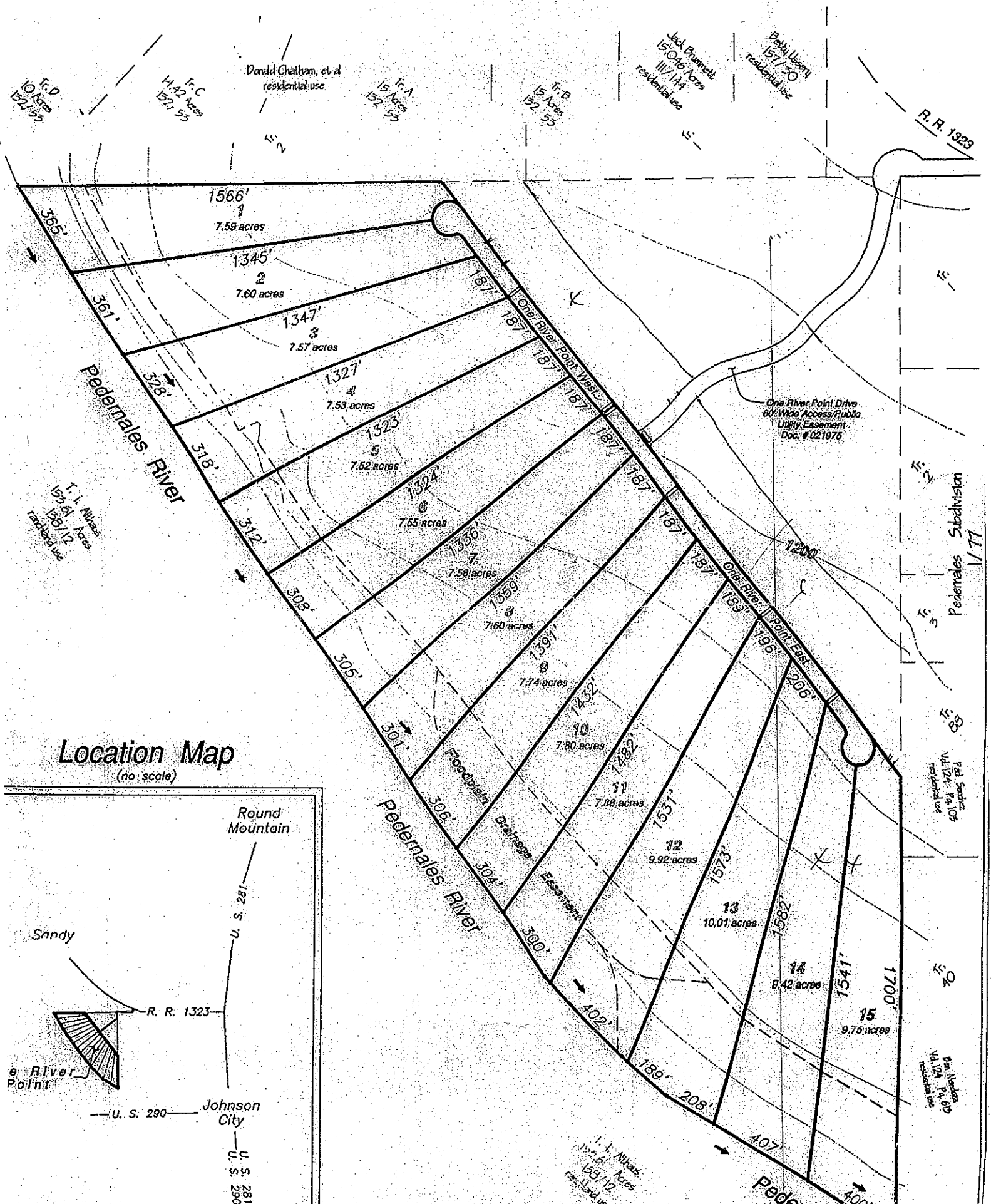
Receipt #: 60458 COUNTY - OFFICIAL PUBLIC RECORDS RECEIPT
Received From: ONE RIVER POINT
Date : 12/11/2003 Time Filed : 1:57 pm
Issued By : MARILYN PAYMENT TYPE: check # 1055

Item	Date	Description	Cost
	2/11/20	County Clerk's Records Management Fund	5.00
	2/11/20	Courthouse Security Fund	1.00
Total:			65.00

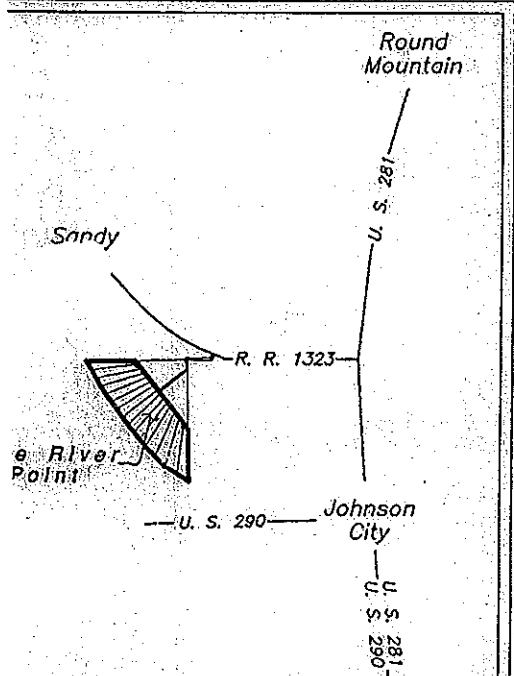
Amount Received: 65.00

Amount Refunded: 0.00

One River Point



Location Map
(no scale)



For calendar year 2016 or tax year beginning _____, and ending _____

TYPE OR PRINT	Name ONE RIVER POINT POA	Employer identification number 20-4990819
	Number, street, and room or suite no. If a P.O. box, see instructions. P.O. BOX 151	Date association formed 01/01/2006
	City or town, state or province, country, and ZIP or foreign postal code JOHNSON CITY, TX 78636	

Check if: (1) Final return (2) Name change (3) Address change (4) Amended return

A Check type of homeowners association: <input type="checkbox"/> Condominium management association <input checked="" type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association	
B Total exempt function income. Must meet 60% gross income test SEE STATEMENT 1	B 600.
C Total expenditures made for purposes described in 90% expenditure test	C 0.
D Association's total expenditures for the tax year	D 0.
E Tax-exempt interest received or accrued during the tax year	E 0.

Gross Income (excluding exempt function income)

1 Dividends	1
2 Taxable interest	2
3 Gross rents	3
4 Gross royalties	4
5 Capital gain net income (attach Schedule D (Form 1120))	5
6 Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6
7 Other income (excluding exempt function income) (attach statement)	7
8 Gross income (excluding exempt function income). Add lines 1 through 7	8 0.

Deductions (directly connected to the production of gross income, excluding exempt function income)

9 Salaries and wages	9
10 Repairs and maintenance	10
11 Rents	11
12 Taxes and licenses	12
13 Interest	13
14 Depreciation (attach Form 4562)	14
15 Other deductions (attach statement)	15
16 Total deductions. Add lines 9 through 15	16 0.
17 Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17 0.
18 Specific deduction of \$100	18 \$100.00

Tax and Payments

19 Taxable income. Subtract line 18 from line 17	19 -100.
20 Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19.)	20 0.
21 Tax credits	21
22 Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22 0.
23 a 2015 overpayment credited to 2016 23a	o Total ▶ 23c 0.
b 2016 estimated tax payments 23b	
d Tax deposited with Form 7004	
e Credit for tax paid on undistributed capital gains (attach Form 2439)	
f Credit for federal tax paid on fuels (attach Form 4136)	
g Add lines 23c through 23f	23g 0.
24 Amount owed. Subtract line 23g from line 22. See instructions	24
25 Overpayment. Subtract line 22 from line 23g	25
26 Enter amount of line 25 you want: Credited to 2017 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	26

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign Here *Keith Neffendorf* 1-18-17 **PRESIDENT**
 Signature of officer Date Title

May the IRS discuss this return with the preparer shown below (see Instr.)? Yes No

Print/Type preparer's name KEITH NEFFENDORF	Preparer's signature	Date	Check if self-employed <input type="checkbox"/>	PTIN P01389641
Firm's name NEFFENDORF & KNOPP, PC	Firm's EIN 20-0213998			
Firm's address PO BOX 874 - 736 S WASHINGTON ST				
Firm's address FREDERICKSBURG, TX 78624				Phone no. (830) 997-3348

Tax Optimization Schedule for Homeowners Associations

Name ONE RIVER POINT POA	FEIN 20-4990819
------------------------------------	---------------------------

Income	Form 1120-H	Form 1120
Dividends		
Interest		
Gross rents		
Gross royalties		
Capital gain net income		
Net ordinary gain (loss)		
Other income		600.
Total		600.
Deductions		
Compensation of officers		
Salaries and wages		
Repairs and maintenance		
Bad debts		
Rents		
Taxes and licenses		
Interest		
Charitable contributions		
Depreciation		
Depletion		
Advertising		
Pension, profit-sharing, etc. plans		
Employee benefit programs		
Domestic production activities deduction		
Other deductions		
Total		
Taxable income before specific deductions		600.
Less: Net operating loss deduction		
Special deductions	100.	
Taxable Income	-100.	600.
Regular Tax		90.
Alternative minimum tax		
Total Tax		90.