

**Extension of Restrictions
for
Royal Oaks Subdivision**

Each of the undersigned persons whose signature appears below (individually and collectively referred to as "Site Owner") hereby enter into this written Agreement ("Agreement") for the extension of certain restrictive covenants and mutually agree each with the other as follows:

I. Definitions. The following terms and phrases shall have the meaning stated below for purposes of this Agreement:

a. "Royal Oaks" shall mean, refer to, and include (i) all of the land originally encompassed by the perimeter boundary of that certain unrecorded Map or Plat of Royal Oaks Subdivision prepared by F. M. Kuykendall on the 24th day of May, 1948 now retained in the file for unrecorded or unofficial plats in the Real Property Records or the general files and records of the County Clerk in Kerr County, Texas, and (ii) all lots, Sites, or tracts of land described in the deeds into the current Site Owners referred to by Volume and Page reference to the Real Property Records of Kerr County, Texas as set forth below opposite each current Site Owner's name or names, and (iii) all of the lands described by metes and bounds in two certain Warranty Deeds, one such deed having been executed by G. L. Richeson and wife, Iva Byas Richeson, to A. C. Wolfmueller, dated June 25, 1946, and recorded in Volume 79 at Page 584 of the Deed Records of Kerr County, Texas, and the other such deed having been executed by W. G. Ward and wife, Lola Blair Ward to A. C. Wolfmueller, dated August 6, 1946, recorded in Volume 80 at Page 470, all such lands being out of Survey No. 146, patented to William C. Francis, Abstract No. 137, Kerr County, Texas, to which instruments and the record thereof reference is here made for all purposes.

b. "Restrictions" mean all of the restrictions and restrictive covenants that previously existed and applied to any Site located in Royal Oaks, as reflected in the deeds and conveyances of record in Kerr County, Texas which affect or are contained in the chain of title to any Site located in Royal Oaks, with the exception of any provisions in the chain of title for any Site or part of Royal Oaks for reversion of title, which provisions for reversion of title have been previously waived and are hereby agreed to remain ineffective and are not reactivated in any manner by this Agreement.

c. "Site Owner" means, as of the date of this Agreement, the current owners whose signatures appear below who own any Site in Royal Oaks, or as to any time in the future, the then owners of any such Site or Sites in Royal Oaks.

d. "Site" means all of the respective tract or tracts of land described in the particular deed or deeds referred to by Volume and Page of recording in the Real Property

Records of Kerr County, Texas as noted or reflected opposite the signature of the respective current Site Owner whose signature or signatures appear below.

3. Retroactive; Five Year Extension; Automatic Thereafter. The Restrictions, as extended, and when recorded in the Real Property Records of Kerr County, Texas, shall be effective retroactively to December 31, 1997, or the date on which any prior restrictions for any Site in Royal Oaks expired, whichever is earlier. The Restrictions by mutual agreement are hereby extended from December 31, 1997 for a term of 5 additional years until January 1, 2003, after which time the Restrictions shall be automatically extended for successive additional terms of 5 years each for an indefinite period of time, unless and until a written instrument, abolishing in whole or in part or amending all or any part of the Restrictions, and signed by at least 80% of the then Site Owners, has been recorded at least 90 days prior to the effective date of such instrument. The Restrictions, as extended, are covenants that shall bind all of the Sites in Royal Oaks whose Site Owners have signed this Agreement, and shall likewise be binding upon each such Site Owner's heirs, successors and assigns, and shall be covenants that run with the land.

4. One Vote Per Site. For purposes of determining whether any percentage requirement for action or non-action by Site Owners of Royal Oaks has been met, each Site shall be deemed to have one single vote, regardless of the number of persons or entities owning such Site.

5. Savings Clause. Any existing structure, residence, or outbuilding which now violates the set-back requirements or structural requirements of the Restrictions is hereby agreed to be in conformity to the Restrictions and shall not be deemed in violation of such Restrictions. However, all future new construction or repairs or remodeling begun after December 31, 1997 shall comply with the Restrictions in effect at the time such new construction or future repairs and remodeling is begun.



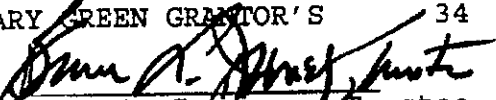

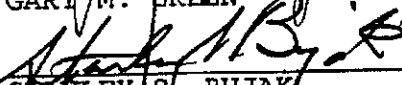
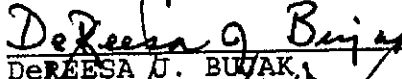




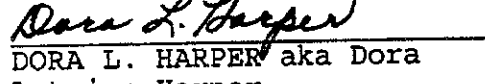


6. Enforceability; Attorney's Fees. Any Site Owner may enforce the Restrictions by seeking injunctive relief against the continuation of any violation of the Restrictions that occurs or is threatened to occur. In event a violation of Restrictions is judicially determined in a court of law to exist or is about to occur, the Site Owner whose actions are in violation of the Restrictions shall be liable to all other Site Owners for all attorneys' fees, costs of court, expenses, and damages incurred by them or by any one of them as a result of the violating Site Owner's actions that are in violations of the Restrictions. Injunctive relief may be granted without the necessity of the complaining Site Owner being required to file a bond or security of any type as a prerequisite to obtaining injunctive or other relief.

Signed by the undersigned Site Owners and effective as of December 31, 1997.

Site Owners' Signature Mail Address Site No. Deed: Volume/ Page



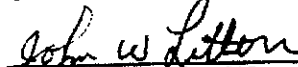
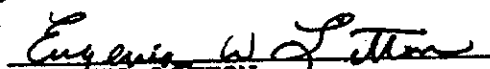


<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
101 Royal Oaks Road Kerrville, TX 78028	<u>Donald E. Scott</u> DONALD E. SCOTT	23	197/126
	<u>Mildred I. Scott</u> MILDRED I. SCOTT		
102 Royal Oaks Road Kerrville, TX 78028	<u>Patricia Nordyke Callaway</u> PATRICIA NORDYKE CALLAWAY	22	657/215
103 Royal Oaks Road Kerrville, TX 78028	<u>Billy R. Cathey</u> BILLY R. CATHEY	41	163/619
	<u>Phyllis Joanne Cathey</u> PHYLLIS JOANNE CATHEY		
104 Royal Oaks Road Kerrville, TX 78028	ESTATE OF ALBERT WOLFMUELLER, DECEASED	21	85/259 (2.3 acres)
	By: <u>Charlotte WolfmueLLer</u> Charlotte WolfmueLLer, Executrix		
	<u>Charlotte WolfmueLLer</u> CHARLOTTE WOLFMUELLER, Individually		
105 Royal Oaks Road Kerrville, TX 78028	<u>Dellie R. Voelkel</u> DELLIE R. VOELKEL	40	190/207
	<u>Doris Voelkel</u> DORIS VOELKEL		
106 Royal Oaks Road Kerrville, TX 78028	<u>Michael Douglas Shipman</u> MICHAEL DOUGLAS SHIPMAN	20	656/786
	<u>Betty Lane Shipman</u> BETTY LANE SHIPMAN		
107 Royal Oaks Road Kerrville, TX 78028	<u>Robert E. Rodgers</u> ROBERT E. RODGERS	39	498/432
	<u>Barbara Rodgers</u> BARBARA RODGERS		

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
108 Royal Oaks Road Kerrville, TX 78028	<u>PAULINE WEST</u>	19	264/117
109 Royal Oaks Road Kerrville, TX 78028	<u>JAMES L. COPPERSMITH</u> <i>James L. Coppersmith</i>	38	793/563
	<u>HARRIET M. COPPERSMITH</u> <i>Harriet M. Coppersmith</i>		
110 Royal Oaks Road Kerrville, TX 78028	<u>LESLIE L. ERWIN, JR.</u> <i>Leslie L. Erwin Jr</i>	18	593/532
	<u>MARJORIE N. ERWIN</u> <i>Marjorie N. Erwin</i>		
111 Royal Oaks Road Kerrville, TX 78028	<u>ROBERT W. RANDLE</u> <i>Robert W. Randle</i>	37	487/280
	<u>IRMA JOYCE RANDLE</u> <i>Irma Joyce Randle</i>		
112 Royal Oaks Road Kerrville, TX 78028	<u>CHRISTOPHER DAVID KEEN</u> <i>Christopher David Keen</i>	17	835/504
	<u>LESLIE VIRGINIA ALVES KEEN</u> <i>Leslie Virginia Alves Keen</i>		
113 Royal Oaks Road Kerrville, TX 78028	<u>LANCE EUGENE STEVENS</u> <i>Lance E. Stevens</i>	36	566/727
	<u>JEANNIE LYNN STEVENS</u> <i>Jeannie Lynn Stevens</i>		
114 Royal Oaks Road Kerrville, TX 78028	<u>J.B. OSWALT</u> <i>J.B. Oswalt</i>	16	786/583
	<u>STACY W. OSWALT</u> <i>Stacy W. Oswalt</i>		
115 Royal Oaks Road Kerrville, TX 78028	<u>HARRY A. TURNPAUGH</u> <i>Harry A. Turnpaugh</i>	35	147/310
	<u>RUTH H. TURNPAUGH</u> <i>Ruth H. Turnpaugh</i>		

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
116 Royal Oaks Road Kerrville, TX 78028	 ALAN J. SWIRSKY	15	548/815
	 AMALIA SWIRSKY		
117 Royal Oaks Road Kerrville, TX 78028	THE GARY GREEN GRANTOR'S TRUST By:  Bruce L. James, Trustee	34	268/374
	 GARY M. GREEN		
118 Royal Oaks Road Kerrville, TX 78028	 STANLEY S. BUJAK	14	817/28
	 DEREESA J. BUJAK		
119 Royal Oaks Road Kerrville, TX 78028	 HERBERT W. LESTER	33	891/65
	 GRACE W. LESTER		
120 Royal Oaks Road Kerrville, TX 78028	 JOHN H. BURRELL	13	507/128
	 HILMA LEE BURRELL		
121 Royal Oaks Road Kerrville, TX 78028	 DORA L. HARPER aka Dora Latrice Harper	32	507/712
<u>603 Shirley Drive</u> Road Kerrville, TX 78028	 BARNEY K. WILLIAMS	7 acres	150/588
	 SHIRLEY WILLIAMS		

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
122 Royal Oaks Road Kerrville, TX 78028	JACKSON FAMILY TRUST By: <u>Patricia Rudd Jackson Karr</u> Patricia Rudd Jackson Karr, Co-Trustee By: Security State Bank and Trust, Co-Trustee By: <u>Rex Boyland</u> Rex Boyland, Vice President & Trust Officer	10, 11, 12	272/634 927/271
126 Royal Oaks Road Kerrville, TX 78028	<u>Thomas W. Nau</u> THOMAS W. NAU	Parts of 8 & 9	781/393
128 Royal Oaks Road Kerrville, TX 78028	<u>Susan Tillman</u> SUSAN TILLMAN <u>James A. Jones</u> JAMES A. JONES <u>Mary H. Jones</u> MARY H. JONES	Parts of 8 & 9	581/500
129 Royal Oaks Road Kerrville, TX 78028	<u>Rowena Davis Grayson</u> ROWENA DAVIS GRAYSON	31	677/421
130 Royal Oaks Road Kerrville, TX 78028	<u>James A. Miller</u> JAMES A. MILLER <u>Joan Miller</u> JOAN MILLER	7	340/683
131 Royal Oaks Road Kerrville, TX 78028	<u>Edgar A. Wallace</u> EDGAR A. WALLACE <u>Nancy S. Wallace</u> NANCY S. WALLACE	30	150/390
132 Royal Oaks Road Kerrville, TX 78028	<u>Joel E. Rios</u> JOEL E. RIOS <u>Sandra K. Rios</u> SANDRA K. RIOS	6	763/227

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
133 Royal Oaks Road Kerrville, TX 78028	ESTATE OF EVERETT M. PARKER, DECEASED By: <u>Alberta E. Parker</u> Alberta E. Parker, Executrix <u>Alberta E. Parker</u> ALBERTA E. PARKER, Individually	29	149/689
134 Royal Oaks Road Kerrville, TX 78028	<u>Melvin W. Heck</u> MELVIN W. HECK <u>Joann Heck</u> JOANN HECK	5	488/797
135 Royal Oaks Road Kerrville, TX 78028	<u>Karen L. Beckmann</u> KAREN L. BECKMANN	28	593/151
136 Royal Oaks Road Kerrville, TX 78028	<u>Catherine Abercrombie</u> CATHERINE ABERCROMBIE	4	626/575
137 Royal Oaks Road Kerrville, TX 78028	<u>Ray E. Humphrey</u> RAY E. HUMPHREY <u>Evelyn E. Humphrey</u> EVELYN E. HUMPHREY	27	613/280
138 Royal Oaks Road Kerrville, TX 78028	ESTATE OF JOHN D. DAVIS, JR. DECEASED By: <u>Arney Mitchell Davis</u> Arney Mitchell Davis, Executrix <u>Arney Mitchell Davis</u> ARNEY MITCHELL DAVIS, Individually	3	161/487
139 Royal Oaks Road Kerrville, TX 78028	<u>Robin D. Moffat</u> ROBIN D. MOFFAT <u>Carol S. Moffat</u> CAROL S. MOFFAT	26	714/768

<u>Mailing Address</u>	<u>Site Owner's Signature</u>	<u>Site No.</u>	<u>Deed: Vol/Page</u>
140 Royal Oaks Road Kerrville, TX 78028	 _____ JAMES J. BESIER	2	918/38
	 _____ SARA S. BESIER		
141 Royal Oaks Road Kerrville, TX 78028	 _____ JOHN W. LITTON	24, 25	182/521
	 _____ EUGENIA LITTON		
142 Royal Oaks Road Kerrville, TX 78028	ESTATE OF WOODROW EPPERSON, DECEASED	1	100/439
	By:  Norma Epperson, Executrix		
	 _____ NORMA EPPERSON, Individually		

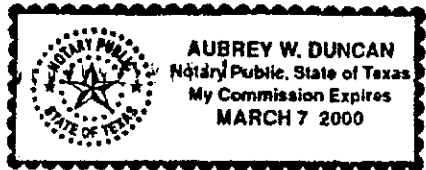
ACKNOWLEDGMENTS

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 22nd day of January, 1998, by DONALD E. SCOTT, MILDRED I. SCOTT, PATRICIA NORDYKE CALLAWAY, BILLY R. CATHEY, PHYLLIS JOANNE CATHEY, CHARLOTTE WOLFMUELLER, DELLIE R. VOELKEL, DORIS VOELKEL, BETTY JANE SHIPMAN, LESLIE L. ERWIN, JR., MARJORIE N. ERWIN, ROBERT W. RANDLE, IRMA JOYCE RANDLE, LANCE EUGENE STEVENS, J.B. OSWALT, STACY W. OSWALT, ALAN J. SWIRSKY, STANLEY S. BUJAK, DeREESA J. BUJAK, HERBERT W. LESTER, GRACE W. LESTER, DORA L. HARPER, PATRICIA RUDD JACKSON KARR, THOMAS W. NAU, SUSAN TILLMAN, JAMES A. JONES, MARY H. JONES, ROWENA DAVIS GRAYSON, JAMES A. MILLER, JOAN MILLER, EDGAR A. WALLACE, NANCY S. WALLACE, SANDRA K. RIOS, ALBERTA E. PARKER, MELVIN W. HECK, JOANN HECK, KAREN L. BECKMANN, RAY E. HUMPHREY, EVELYN E. HUMPHREY, ARNEY MITCHELL DAVIS, ROBIN D. MOFFAT, CAROL S. MOFFAT, JAMES J. BESIER, SARA S. BESIER, EUGENIA LITTON, and NORMA EPPERSON, in the capacity stated.

Aubrey W. Duncan
Notary Public, State of Texas



RECORD Real Property
VOL 937 PG 25
RECORDING DATE

FEB 17 1998



Billie G. Meeker
COUNTY CLERK, KERR COUNTY, TEXAS

FILED FOR RECORD
at 4:30 o'clock P.M.

FEB 13 1998

Billie G. Meeker
Clerk County Court, Kerr County, Texas
David B. J... Deputy

Provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS }
COUNTY OF KERR }
I hereby certify that this instrument was FILED in the File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Kerr County, Texas on

FEB 17 1998



Billie G. Meeker
COUNTY CLERK, KERR COUNTY, TEXAS

RECORDER'S NOTE
AT TIME OF RECORDATION INSTRUMENT FOUND TO BE INADEQUATE FOR BEST PHOTOGRAPHIC REPRODUCTION DUE TO DEPTH & DARKNESS OF PRINT, COLOR OF PRINT OR INK, BACKGROUND OF PAPER, ILLEGIBILITY, CARBON OR PHOTO COPY, ETC.

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 27th day of January, 1998, by Harry A. Turnpaugh, in the capacity stated.

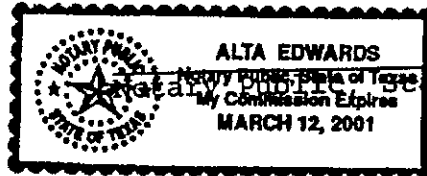


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 27th day of January, 1998, by Ruth Turnpaugh, in the capacity stated.

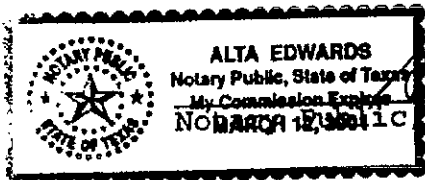


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 29th day of January, 1998, by Annalia Jewersky, in the capacity stated.

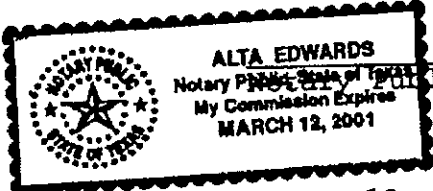


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 30th day of January, 1998, by Michael Douglas Shipman, in the capacity stated.

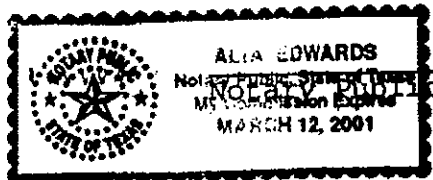


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by Jammie Lynn Stevens, in the capacity stated.

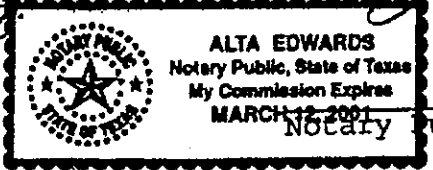


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by John W. Lutton, in the capacity stated.

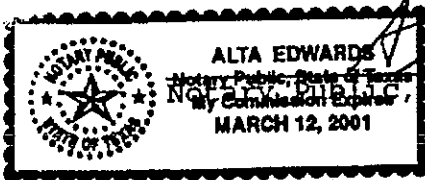


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by Robert E. Rodgers, in the capacity stated.

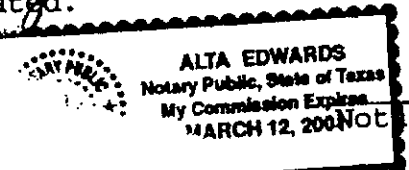


Alta Edwards
Notary Public, State of Texas

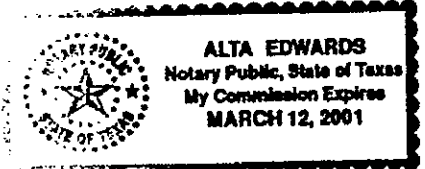
THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by Barbara Rodgers, in the capacity stated.



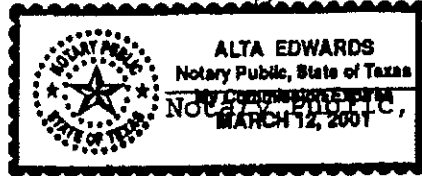
Alta Edwards
Notary Public, State of Texas



THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by Jary M. Dean, in the capacity stated.

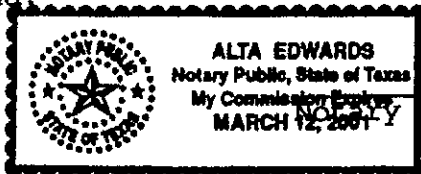


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by Hilma Lee Burrell, in the capacity stated.

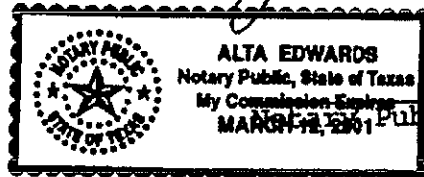


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by John H. Burrell by Hilma Lee Burrell POA, in the capacity stated.

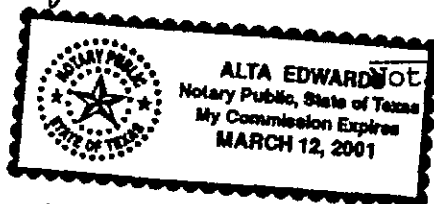


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 4th day of February, 1998, by Catherine Abercrombie, in the capacity stated.

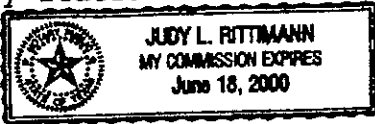


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 5th day of February, 1998, by Barney K. Williams, in the capacity stated.

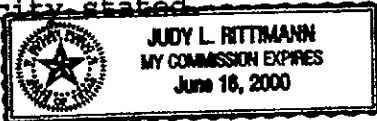


Judy L. Rittmann
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 5th day of February, 1998, by Shirley Williams, in the capacity stated.

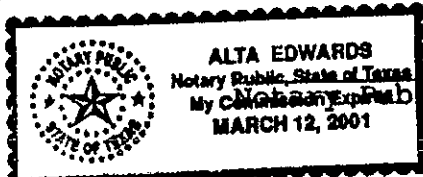


Judy L. Rittmann
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 6th day of February, 1998, by Christopher David Keen, in the capacity stated.

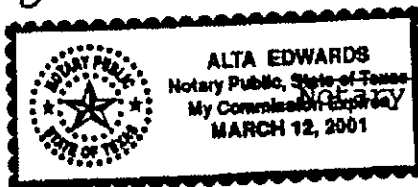


Alta Edwards
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on this 6th day of February, 1998, by Lester Virginia Alene Keen, in the capacity stated.



Alta Edwards
Notary Public, State of Texas