

BOOK 257 PAGE 406

63059

FILED FOR RECORD

2003 DEC 17 PM 5:00

LACRYTA HAYDEN
ATASCOSA COUNTY CLERK

BY *[Signature]* DEPUTY

DOVE MILL, INC., TO THE PUBLIC

AMENDED AND REVISED
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR DOVE MILL SUBDIVISION UNIT 1

THE STATE OF TEXAS:
COUNTY OF ATASCOSA:

KNOW ALL MEN BY THESE PRESENTS:

That DOVE MILL, INC., (hereinafter referred to "OWNER"), as the Owner of more than two-thirds (2/3rds) of the lots and lands comprising Unit One, consisting of Blocks A and B, shown as subdivided by and upon that certain map entitled DOVE MILL SUBDIVISION UNIT 1, recorded in New Plat Cabinet 2, Page 203-A, of the Map Records of Atascosa County, Texas, to which map and plat and the record thereof reference is hereby made for all purposes. Owner hereby amends the Declaration of Covenants and Restrictions for Unit One, Dove Mill Subdivision, as to Paragraph 3, under the Protective Covenants which is shown as Exhibit "A" of the Declaration of Covenants and Restrictions for Dove Mill Subdivision, and said Declaration of Covenants and Restrictions appear of record in Book 146, Page 809, Official Public Records of Atascosa County, Texas, to be as follows:

"The use of Lots One (1), Two (2), Three (3) and Four (4), Block B, ONLY, may be for neighborhood businesses or commercial purposes, including but not limited to convenience grocery stores, retail gasoline, professional offices or other service oriented business. In no event, however, shall any hazardous or noxious industry or business, nor any business with on premises alcoholic consumption be permitted on these lots. No other residential lots shall be used except for residential purposes or, with permission of the A.C.C., non-profit, civic, religious, educational and community purposes such as, but not limited to, churches, schools, fire and police stations, community buildings, libraries or parks. On Single Family Detached lots no residential building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed two and one-half (2-1/2) stories in height and private garages for the occupants' vehicles and other outbuildings incidental to the residential use of the lot. No carports will be permitted. All lots, except Lots One (1), Two (2), Three (3) and Four (4), Block B, shall be for single family residential use only and such structure shall be constructed on site and contain at least 1,400 square feet of living area, exclusive of porches, garages and breezeways. No mobile homes either single wide or double wide with or without wheels will be permitted."

Executed this 17th day of December, 2003.

DOVE MILL, INC.

BY: *[Signature]*
FRANK SYMA, PRESIDENT

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THE STATE OF TEXAS:

COUNTY OF ATASCOSA:

This Instrument was acknowledged before me this 17th day of December, 2003, by Frank Syma, President of Dove Mill, Inc.



DENNIS C. STEINLE
NOTARY PUBLIC
State of Texas
Commission Expires 03-31-2005

Dennis C. Steinle
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:
Frank Syma
11445 Cooksey Road
Adkins, Texas 78101

dove-res.doc

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.



RECORDING DATE
DEC 19 2003
LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By B. J. Jerns Deputy