

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2019-0016159 -
Filed and Recorded - Real Records

DECLARATION/DESIGNATION

Grantor: BLUE WATER SHORES POA

Pages: 4

Recorded On: 12/06/2019 10:02 AM

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Recorded On: 12/06/2019 10:02 AM	Notes:
Document Number: 2019-0016159	
Receipt Number: R1916965	
Amount: \$29.00	
Recorded By: Kathryn Frost	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this Instrument was filed and duly recorded in the Official Records of Hood County, Texas



Katie Lang
County Clerk
Hood County, Texas



**Return To: In Office
BLUE WATER SHORES POA**



**Declaration of Restrictions and Reservations
Blue Water Shores Property Owners' Association
A Subdivision of
Hood County, Texas**

**ADDENDUM – 02
December 2019**

Update on letter (a)

SUBMITTED BY THE BOARD OF DIRECTORS

**APPROVED AND ADOPTED BY THE
BLUE WATER SHORES PROPERTY
OWNERS' ASSOCIATION INC.**

**BOARD OF DIRECTORS
ON THIS 5TH DAY OF DECEMBER 2019**

Blue Water Shores Subdivision, according to the plat thereof recorded In Slide A-238- B, Plat Records of Hood County, Texas. (Such plat, and any revisions, supplements or additions thereof are incorporated herein by reference for all purposes.)

**Revision to Declaration of Restrictions and Reservations: Revision 00002
paragrah.3 (a).**

(a) Each residential dwelling construction, (site built), manufactured, or mobile home, on lots 1 through and including lot 162 shall contain a minimum of 1000 square feet of covered floor area exclusive of all porches, garages, and breezeways.

(b). Each residential dwelling constructed on lots 163a through and including lot 162 shall contain a minimum of 1400 square feet of covered floor area exclusive of all porches, garages and breezeways. Dwelling constructed on theses lots shall contain a minimum of 50% masonry.

(c). All residential dwellings constructed or moved into Blue Water Shores prior to February 15, 1997 may be considered as an exception to the above restrictions and reservations on an individual basis through a vote of the Architectural Control Committee.

(d) Property purchased prior to February 15, 1997 may be considered as an exception to the above restrictions and reservations on an individual basis through a vote of the Architectural Control Committee.

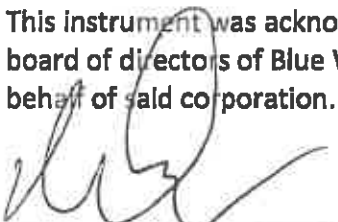
(e) Properties unable to accommodate minimum square footage requirements will be reconsidered on an individual basis by the Board of Directors or the Architectural Control Committee.

This revised Declaration of Restrictions and Reservation supersedes the original dated February 1997, as thereafter amended. The effective date of this amendment shall be December 5, 2019.

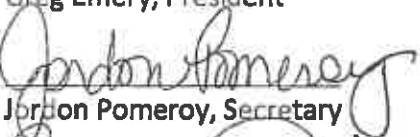
In witness whereof, we being all of the directors of Blue Water Shores Property Owners' Association, have here unto set our hand on this 05 December, 2019.

Stater of Texas
County of Hood

This instrument was acknowledged before me on Dec. 5, 2019 by the below named board of directors of Blue Water Shores acknowledging, a Property Owners' Association, on behalf of said corporation.


Greg Emery, President


Mike McDaniel, Vice President


Jordan Pomeroy, Secretary


Dana Ayala, Treasurer


Betty Price, Director


Lisa Cook, Director



Thomas Merrithew, Director

Gregg Emery, Mike McDaniel, Jordan Pomeroy, Dana Ayala
Betty Price, Lisa Cook, Tom Merrithew

Known to me to be the person whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this 5 day of December A.D. 20__

THE STATE OF TEXAS
HOOD COUNTY TEXAS


Notary Public in and for Hood County,
My commission expires Dec. 31, 2021

RET: Blue Water Shores Property Owners' Association, 6501 Blue Water Ct. Granbury, TX 76049

