

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

Document Number: 2018-0003291 -  
Filed and Recorded - Real Records

BYLAWS

Grantor: BLUE WATER SHORES POA

Pages: 7

Recorded On: 03/21/2018 04:12 PM

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<b>Recorded On:</b>	03/21/2018 04:12 PM	<b>Notes:</b>  
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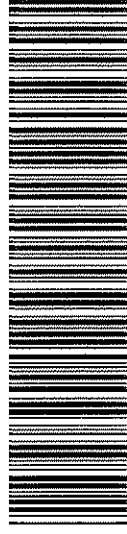
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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



Katie Lang  
County Clerk  
Hood County County, Texas

**Return To: In Office**  
BLUE WATER SHORES PROPERTY OA  
6501 BLUE WATER CT  
GRANBURY, TX 76049



**BY-LAWS  
OF  
BLUE WATER SHORES PROPERTY OWNERS' ASSOCIATION  
A Subdivision of  
Hood County, Texas  
ADDENDUM -05  
March 8, 2018**

**VIOLATIONS AND ASSESSMENTS  
SUBMITTED BY THE BOARD OF DIRECTORS  
APPROVED AND ADOPTED BY THE**

**BLUE WATER SHORES PROPERTY  
OWNERS ASSOCIATION INC.  
BOARD OF DIRECTORS  
ON THIS, THE 8<sup>TH</sup> DAY OF MARCH 2018**

**BLUE WATER SHORES P.O.A.  
ADDENDUMS TO 2008 BY-LAWS**

**VIOLATIONS & ASSESSMENTS**

**ALL VIOLATIONS AND ASSESSMENTS LISTED BELOW WILL BE POSTED  
IN THE OFFICE OF THE CLUBHOUSE**

**HOUSEHOLD PET:** Blue Water Shores P.O.A. will allow only four (4) maximum per household (dogs or cats only). Each member (or renter) shall be responsible for pets at that residence. Hood County has a leash law and it is to be observed at all times in Blue Water Shores. No member (or renter) shall allow any pets to roam. If a member (or renter) allows a pet to roam, in violation of this rule, such member will be subject to a “special assessment” as provided for in a separate document posted in the clubhouse office.

**VEHICLES:** All vehicles, recreational and water craft must be operable and licensed up to date. Not more than one (1) of the above can be in restoration phase at a time. **NO VEHICLES/ RECREATIONAL AND WATER CRAFT CAN BE IN A STATE OF REPAIR EXCEPT FOR HOMEOWNER’S/ RENTER PERSONAL VEHICLES.**

**HOUSEHOLD APPLIANCES:** No machine parts or household appliances or any other such materials may be kept on any lot in an exposed manner. All these can be kept in enclosed garages, workshops or storage buildings.

**FIRES:** As stated in the Declaration of Restrictions, no ground fires shall be built on any lot within BWS subdivision. In addition, there shall be NO burning of trash, garbage, rubbish, leaves or other debris in any incinerating device on any lot within the subdivision. Patio style chimeneas, fireplaces, etc. are allowed to be used for **OUTDOOR COOKING** and **HEATING of PATIO AREA.**

A copy of TECQ'S Outdoor burning in Texas will be available in the BWS office (page 16) () 111.203. Definitions (3) Neighborhood- a platted subdivision or property contiguous to and within 300 ft of a platted subdivision.

**FIREWORKS:** NO homeowner, renter, member or guest of member shall set off fireworks of any kind or character within the subdivision. Any IDENTIFIED homeowner, renter, member or guest who violates this violation shall be subject to special assessment to be posted in the Clubhouse office. This is also considered by TECQ under same nuisance ordinance that Loud/Annoying Noise is listed under. See below.

**NO LOUD/ANNOYING NOISE:** No loud music/ noises before/after the hours of 6:00 am – 11:00 pm. This is for all homeowners and renters as well. TECQ has a Nuisance Ordinance that we will have a copy of in the office. In the meantime, you can call the Hood County Sheriff's office and request an officer be dispatched.

**ADVERTISED BUSINESS:** No business signs, of any kind, posted on properties in the subdivision.

**TRASH PICKUP AND RECEPTICALS:** All household trash needs to be contracted with a trash removal company. All containers need to be from that company or any approved containers by the board. **NO HOME- BUILT CONTAINERS.** All containers shall be moved away from the edge of the property after the trash has been picked up on the designated date. Those containers should be stored either in a garage or beside/behind the home (out of sight) until next pick up date.

**SPECIAL ASSESSMENTS:** Each member of Blue Water Shores, POA and their renters shall comply with all rules regarding the Upkeep of properties within the subdivision. This includes mowing of grass, removal of trash (empty paint cans, boxes, furniture and building materials). All toys/bicycles shall be kept stored off the streets and in an orderly manner.

All violations have 30 days from the date of the letter to comply.

**ALL PROPERTY OWNERS WILL BE RESPONSIBLE FOR ANY RENTER ON THEIR PROPERTY (S).**

**COPIES OF THE RULES WILL BE PROVIDED BY THE LANDLORD TO THEIR RENTER (S).**

**BLUE WATER SHORES POA**

**ASSESSMENTS DUE FOR POSTED VIOLATIONS**

<b><u>1. HOUSE HOLD PETS</u></b>	<b><u>\$100.00</u></b>
<b><u>2. VEHICLES</u></b>	<b><u>\$100.00</u></b>
<b><u>3. HOUSEHOLD APPLIANCES</u></b>	<b><u>\$100.00</u></b>
<b><u>4. FIRES</u></b>	<b><u>\$100.00</u></b>
<b><u>5. FIREWORKS</u></b>	<b><u>\$100.00</u></b>
<b><u>6. LOUD/ANNOYING NOISE</u></b>	<b><u>\$100.00</u></b>
<b><u>7. ADVERTISED BUSINESS</u></b>	<b><u>\$100.00</u></b>
<b><u>8. TRASH PICKUP/RECEPTICALS</u></b>	<b><u>\$100.00</u></b>
<b><u>9. SPECIAL ASSESSMENTS</u></b>	<b><u>\$100.00</u></b>

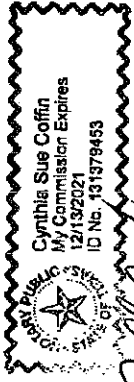
**Article XVI  
APPLICABILITY**

These revised BY-LAWS supersede the original By-Laws, dated June 8, 1987, as thereafter amended. The effective date of these By-Laws shall be March 8, 2018.

In witness whereof, we being all of the directors of Blue Water Shores Property Owners' Association, have here unto set our hand on this 8<sup>th</sup> day of March, 2018.

State of Texas  
County of HOOD

This instrument was acknowledged before me on March 8, 2018 by the below named board of directors of Blue Water Shores acknowledging, a Property Owners' Association, on behalf of said corporation.



Cynthia Sue Coffin  
Notary Public in and for HOOD County, Texas  
My commission expires 12 2021

[Signature]  
Robert Cox, President

[Signature]  
Betty Price, Secretary

[Signature]  
Mike McDaniel, Vice President

[Signature]  
Dana Ayala, Treasurer

[Signature]  
James Cottle, Director

[Signature]  
Thomas Merrithew, Director

[Signature]  
Lisa Cook, Director

ROBERT COX, MIKE MCDANIEL, BETTY PRICE, DANA AYALA

JAMES COTTLE, LISA COOK, THOMAS MERRITHREW