

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

Document Number: 2011-0014031 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: BLUE WATER SHORES POA

Pages: 5

Recorded On: 12/29/2011 10:48 AM

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Recorded On: 12/29/2011 10:48 AM	Notes:
Document Number: 2011-0014031	
Receipt Number: R1114032	
Amount: \$28.50	
Recorded By: Virginia Chavero	

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

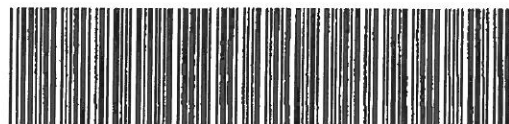


Mary Burnett
County Clerk
Hood County, Texas



Return To: In Office

BLUE WATER SHORES POA
6501 BLUE WATER CT
GRANBURY, TX 76049



**Declaration of Restrictions and Reservations
Blue Water Shores, A Subdivision of
Hood County, Texas**

ADDENDUM----0002

December 20, 2011


SUBMITTED BY THE ARCHITECTURAL / CONTROL COMMITTEE

APPROVED AND ADOPTED BY THE

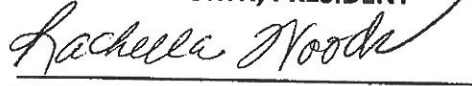
**BLUE WATER SHORES PROPERTY
OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS**

ON THIS, THE 20TH DAY OF DECEMBER 2011


DIRECTORS



DON WHITWORTH, PRESIDENT



RACHELLA WOODS, VICE PRESIDENT



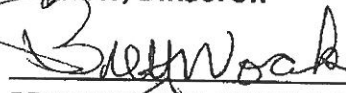
TOM LACOURSE, SECRETARY



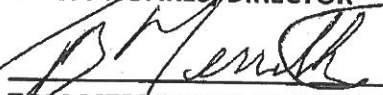
JIM ALLEN, TREASURER



JERRY MAY, DIRECTOR



BRETT NOAKES, DIRECTOR



TOM MERRITHEW, DIRECTOR

Architectural Control Committee Rules & Regulations

Dated: December 20, 2011

For the specific purpose of ensuring compliance with the Declaration of Restrictions for Blue Water Shores ("Subdivision"), no construction or installation of any type will be commenced within the Subdivision without approval of the Board of Directors acting either as a whole or by and through an Architectural Control Committee established by the Board. A **permit is required** for the following purposes:

- A. Moving and installing a new mobile , modular, or manufactured home**
- B. Moving and installing a used mobile, modular or manufactured home on-site constructed homes**
- C. Construction and/or installation of storage buildings, carports garages, patio covers, fences, and any other outdoor structure not specifically enumerated**
- D. Replacement of any of the items above.**

A reasonable fee (**permit fee**) fixed by the Board of Directors from time to time, may be charged at the time of obtaining a permit. Prior to occupancy, the Board of Directors or a member of the Architectural Control Committee will inspect all construction and/or installation on the building site to ensure compliance with the Declaration of Restrictions. Upon approval by said Committee and the Board of Directors, the permit fee, less approximately 15% for administrative costs to be retained by BWSPOA, will be returned to the owner.

Failure to secure the required permit as set forth herein may result in a special assessment of up to \$200.

As set forth in the **Declaration of Restriction**, no mobile, modular, or manufactured home greater than **five years in age** shall be moved into the Subdivision. Likewise, if an owner replaces an existing mobile, modular, or manufactured home, the owner must do so with a home no more than five years old. Proof of age of home shall be the manufacture date as shown on the Manufactured Home title and proof of age shall be required prior to issuance of a permit. Pictures of all sides of the exterior of the home are required, as well as a plot plan showing the proposed location of the home on the site.

Architectural drawings which meet all state and local requirements and codes, approved and stamped by an architect, shall be required prior to issuance of a permit for any site-built home constructed in Blue Water Shores.

Prior to occupancy, all mobile, modular, or manufactured homes brought into Blue Water Shores shall:

- A. Be under skirted with cement board (such as Hardi-Panel) or other approved material**

- B. Have permanent stairs and/or decks attached**
- C. Be permanently tied down with an approved Vector-type or equivalent anchoring system**
- D. Be connected to all utilities**
- E. Have a culvert installed at the entrance to the property in accordance with all Hood County requirements then in effect.**

A culvert will be installed at the entrance to each property to facilitate drainage, and all properties will be required to have a driveway. Culverts and driveways shall be in accordance with all Hood County requirements.

Site under construction should be maintained daily to ensure unsightly debris and trash does not accumulate.

All construction sites with open trenches, holes, exposed rebar or other potentially hazardous areas will be safety flagged with caution tape, or barricaded.

All construction must comply with county, state and local building codes and requirements.

All exterior construction, including fences, must be of new materials, except for stone or brick.

Blue Water Shores Building Permit Requirement

- A. Two (2) sets of house plans. One set will be returned upon approval with a permit.**
- B. Two (2) sets of plans. One set will be returned with a permit. Plot plans should be from a recent survey.**
- C. Specifications of materials to be used.**
- D. Survey of pins found and marked.**
- E. House plans must be of construction quality, showing plate lines and brick ledges. Sketches and rough drawings will not be accepted.**
- F. All construction must meet or exceed requirements set forth by the Uniform Building Code. Blue Water Shores has adopted the International Building Code and it will be strictly enforced. Violation of code will result in termination of the issued building**

permit and a \$50 a day fine, levied until violations of code are repaired, and satisfactory to the Architectural Control Committee.

Approved December 26, 2011

Don Whitworth
Don Whitworth, Director/President *26-11*

Date 12-26-11
James Allen
James Allen, Director/Treasurer

Date 12-26-11

Thomas LaCourse
Thomas LaCourse, Director/Secretary

Date 12/26/2011

JR May
JR. May, Director

Date 12/24/2011

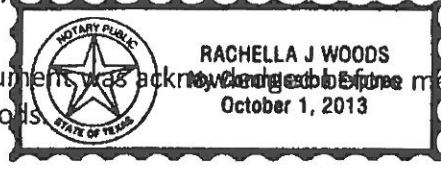
Thomas Merrithew
Thomas Merrithew, Director

Date Dec 26-11

Brent Noakes
Brett Noakes, Director

Date 12-26-11

State of Texas
Co. of Hood



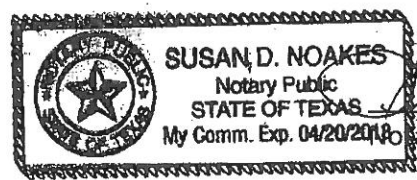
This instrument was acknowledged before me on this 26th day of December, 2011, by Rachella Woods.

Rachella Woods
Notary Public, State of Texas

STATE OF TEXAS }
COUNTY OF HOOD }
Rachella Woods
Rachella Woods, Vice President

Date 12/26/2011

This instrument was acknowledged before me on this 26th day of December, 2011 by Susan Noakes.



Susan D. Noakes
Notary Public, State of Texas