

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

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BY-LAWS

Grantor: BLUE WATER SHORES POA

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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, Texas



Katie Lang
County Clerk
Hood County, Texas



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BLUE WATER SHORES POA**



BY-LAWS
OF
BLUE WATER SHORES PROPERTY OWNERS' ASSOCIATION
A Subdivision of
Hood County, Texas
ADDENDUM -07
December, 2019
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 03 December, 2019

Ret. BLUE WATER SHORES PROPERTY OWNERS ASSOCIATION

6501 Blue Water Ct, Granbury, TX 76049

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

**VIOLATIONS, RULES AND REGULATIONS
& SPECIAL ASSESSMENTS**

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

Section (1): Violations, Rules and Regulations

- A: Pets and Animals**
- B: Vehicles**
- C: Fires**
- D: Fireworks**
- E: Loud and/or Annoying Noises**
- F: Advertised Businesses and Solicitations**
- G: Trash Pick Up and Receptacles**
- H: Property, Lawns, Lots and Their Appearance**

**Section (2): Violations, Rules and Regulations: Special
Assessments/Fines**

- A: Special Assessments (Fines)**

(1) Violations, Rules and Regulations

(A) PETS AND ANIMALS

No pets of any kind as listed in the "Declaration of Restrictions and Reservations paragraph #1". Hood County has a leash law and it is always to be observed in Blue Water Shores.

1. Each member (or renter) shall be responsible for pets at that residence. Blue Water Shores P.O.A. will allow only four (4) maximum per household (dogs or cats only).
2. Pets outside of the member's (or renter's) home or fenced yard must be on a controlled leash.
3. Pet owners should not allow their animals to defecate on other members' property or on BWS property. Fecal matter must be picked up by the pet owner and disposed of in the proper manner.
4. No member (or renter) shall allow any pets to roam. Roaming pets will be considered as nuisance animals. In addition to any special assessment imposed, nuisance animals may be trapped. Hood County Animal Control will provide free removal of nuisance animals from privately owned traps during normal business hours.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(B) VEHICLES:

1. All vehicles, trailers, recreational vehicles and watercraft parked outside must be operable and currently registered.
2. No vehicles, trailers, recreational vehicles can be in a state of repair except for the member's (or renter's) personal vehicle.
3. No more than one (1) of the above can be in the state of repair at a time.
4. All vehicles parked outside must have all wheels mounted and tires fully inflated.
5. Inoperable/Dilapidated vehicles, trailers, recreational vehicles and watercraft parked outside are not allowable at any time.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(C) FIRES:

1. No uncontained ground fires shall be built on any lot within BWS subdivision.
2. There shall be no burning of trash, garbage, rubbish, leaves, grass, building materials or other debris in any incinerating device on any lot within the subdivision.
3. Recreational campfires used for outdoor cooking and heating are allowable when used in patio style chimeneas, fireplaces, etc.
4. No fire shall be left unattended and will be extinguished before abandoning.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above

violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(D) FIREWORKS:

1. No member, renter, or guest of member shall set off fireworks of any kind or character within the subdivision at any time, regardless of official national holidays.
2. Any identified homeowner, renter, member or guest who violates this violation shall be subject to special assessment to be posted in the Clubhouse office.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(E) LOUD AND/OR ANNOYING NOISE:

Hood County Sheriff's department may be contacted for their assistance regarding any violations below.

1. No member, renter, or guest of member shall engage or produce the disturbance of loud music, excessive, unnecessary, and/or annoying noises before the hour of 6:00 am or after the hour of 11:00 pm.
2. Dogs barking loudly, or often enough to disturb the peace and tranquility of neighboring residents are considered a nuisance.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2

(Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(F) ADVERTISED BUSINESSES AND SOLICITATIONS:

1. No business signs, of any kind, posted on properties in the subdivision.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(G) TRASH PICKUP AND RECEPTICALS:

1. All containers shall either be provided by the trash removal company or any other approved containers by the board.
2. No home-built containers.
3. No trash containers or refuse shall be placed on the street more than one day before the regularly scheduled pick-up date.
4. Trash containers shall be removed from the street by sundown on the pickup date.
5. When not on the street for pick up, all trash containers must be placed next to home.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(H) Property, Lawns, Lots and Their Appearance:

Addendum to 2008 By-Laws Blue Water Shores, POA

Each member of Blue Water Shores POA and their renters shall comply with all rules regarding the upkeep of properties, lawns, lots and their overall appearance within the subdivision. Lots shall be kept clean and free of trash, garbage, and debris .

1. No grass, weeds, vines, shrubs, etc. shall be allowed to grow to a height that is unsightly in the opinion of the Association. In addition to lots and lawns, this includes fence lines, edges of any building, flower beds and utility easements within the member's property.
2. All trees need to be kept trimmed, as to keep from being a hazard to buildings and fences.
3. No machine parts, lawn equipment, household appliances, household fixtures or any other such materials may be kept on any lot in an exposed manner (where visible from street, canal, or neighbor's view). These may be stored in enclosed garages, workshops or storage buildings.
4. All toys/bicycles shall be kept stored off the streets and stored in an orderly manner.

The above applies to all residents whether a member or renter within Blue Water Shores community. Any infraction for any of the above violations can result in a special assessment as outlined in Section 2 (Violations, Rules and Regulations: Special Assessments/Fines) of this addendum

(2) Violations, Rules and Regulations: Special Assessments/Fines

(A) SPECIAL ASSESSMENTS (FINES):
BLUE WATER SHORES POA
ASSESSMENTS DUE FOR POSTED VIOLATIONS

1. <u>Pets and Animals</u>	<u>\$100.00</u>
2. <u>Vehicles</u>	<u>\$100.00</u>
3. <u>Fires</u>	<u>\$100.00</u>
4. <u>Fireworks</u>	<u>\$100.00</u>
5. <u>Loud and/Annoying Noise</u>	<u>\$100.00</u>
6. <u>Advertised Businesses and Solicitations</u>	<u>\$100.00</u>
7. <u>Trash Pick Up and Receptacles</u>	<u>\$100.00</u>
8. <u>Property Lawns, Lots & Their Appearance</u>	<u>\$100.00</u>

Members will have 30 days from notification to correct any violations. If the violation is not corrected within 30 days, the above fine(s) will be assessed. If violations are not resolved within 60 days of notification, property owners will be subject to additional monthly fines until the violation is resolved. Property owners will be held financially responsible for violations of their renters. It is the property owner's responsibility to inform their tenant(s) and to correct the violation

Reference Declaration of Restrictions and Reservations #2. 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).

BY-LAWS OF BLUE WATER SHORES PROPERTY OWNERS' ASSOCIATION

A Subdivision of Hood County, Texas

ADDENDUM –06, December 5th, 2019

Addendum to 2008 By-Laws Blue Water Shoes, POA

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 5TH DAY OF December 2019

Ret. BLUE WATER SHORES PROPERTY OWNERS ASSOCIATION

6501 Blue Water Ct, Granbury, TX 76049

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 December 5th, 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 5th day of December 2019.

State of Texas
County of Hood

This instrument was acknowledged before me on December 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

Addendum to 2008 By-Laws Blue Water Shoes, POA

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Jordan Pomeroy
Jordan Pomeroy, Secretary

Dana Ayala
Dana Ayala, Treasurer

Betty Price
Betty Price, Director

Lisa Cook
Lisa Cook, Director

Thomas Merrithew
Thomas Merrithew, Director

GREG EMERY, MIKE McDANIEL, JORDAN POMEROY, DANA AYALA, BETTY PRICE, LISA COOK, THOMAS MERRITHEW

Known to me to be the persons 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 the 5 day of DECEMBER A.D. 20 19

THE STATE OF TEXAS
HOOD COUNTY

Cynthia Sue Coffin

Notary Public in and for HOOD County, Texas
My commission expires Dec. 13, 2021

RET: BLUE WATER SHORES PROPERTY OWNERS' ASSOCIATION
6501 Blue Water Ct, Granbury, TX 76049

