

AMENDMENT VIII OF HARBOR POINT SUBDIVISION RESTRICTIONS SECTION I

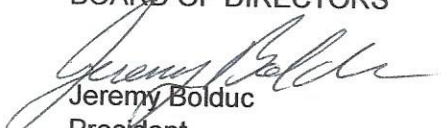
AMENDMENT VIII dated September 13, 2022 of Harbor Point Subdivision Restrictions. These restrictions were established August 8, 1979 and are filed in Volume 4, Page 57 of the Plat Records of Brown County (#6088).

Paragraph 2 reads: "Subject to provisions of numbered paragraph 10 hereof, and except on those lots designated as commercial lots, all lots are restricted to use for single family residential purposes only and no building shall be erected or maintained on any lot in said Subdivision other than a private residence, a private boathouse, a private storage building and a private garage for the sole use of the owner or occupant. Lots 178, 179, 269, 274, 275, 276, 277, 278, 279, 280, 455, 456, 457, 458, 936, 937, 938, 946, 947, 948, in Section I are designated as commercial lots and shall be used only for residential purposes as set forth above and/or retail sales establishment so conducted that they do not unduly conflict with the residential character of the Subdivision, and all provisions of these restrictions apply to lots designated as commercial lot unless commercial lots are specifically excluded from such provisions."

Is amended to read: "Subject to provisions of numbered paragraph 10 hereof, and except on those lots designated as commercial lots, all lots are restricted to use for single family residential purposes only and no building shall be erected or maintained on any lot in said Subdivision other than a private residence, a private boathouse, a private storage building and a private garage for the sole use of the owner or occupant. Lots 178, 179, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 455, 456, 457, 458, 936, 937, 938, 946, 947, 948, in Section I are designated as commercial lots and shall be used only for residential purposes as set forth above and/or retail sales establishment so conducted that they do not unduly conflict with the residential character of the Subdivision, and all provisions of these restrictions apply to lots designated as commercial lot unless commercial lots are specifically excluded from such provisions."

AUTHORITY: Annual Meeting of Harbor Point Owners Association of July 9, 2022.

HARBOR POINT OWNERS ASSOCIATION
BOARD OF DIRECTORS

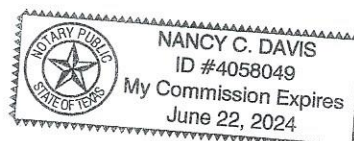

Jeremy Bolduc
President

STATE OF TEXAS §
COUNTY OF BROWN §

Before me, the undersigned authority, on this 16th day of Sept, 2022 personally appeared Jeremy Bolduc known to me through New Mexico Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed on the 16th day of Sept, 2022.


Nancy C. Davis
Notary Public State of Texas

Return To:
HPOA
3381 Starboard Drive
May, TX 76857



SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2206121

FILED FOR REGISTRATION SEPTEMBER 16, 2022 02:40PM 1PGS \$26.00

SUBMITTER: HARBOR POINT OWNERS ASSN

RETURN TO:

HARBOR POINT OWNERS ASSN
3381 STARBOARD DRIVE
MAY TX 76857

I hereby certify that this instrument was FILED in
file number Sequence on the date and at the time
stamped heron by me, and was duly RECORDED in the
Official Public Records of Brown County, Texas.

By: _____

Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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AMENDMENT IX OF HARBOR POINT SUBDIVISION RESTRICTIONS SECTION I & II

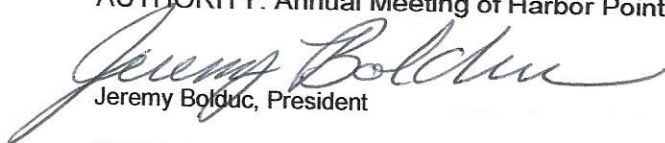
AMENDMENT IX dated September 13, 2022 of Harbor Point Subdivision Restrictions. These restrictions were established August 8, 1979 and are filed in Volume 4, Page 57 of the Plat Records of Brown County (#6088).

Paragraph 16 Section I and Paragraph 14 Section II is amended to include the sentence: "A special assessment of up to \$500.00 will be imposed to the property owner for any dog/animal injuring, marring, killing other animals or biting, pinning, chasing or threatening people when off the property where the dog/animal is supposed to be contained regardless of status to include visitors, renters, guests and etc." after: ... "(iii) impose and recover fines of no less than \$10.00 and no more than \$100.00 per any restriction violation and recover court cost and reasonable attorney's fees incurred in such proceedings..."

Paragraph 16 Section I and Paragraph 14 Section II are amended to read in their entirety:

Subject to the provisions of the last sentence of this paragraph, if any person or entity, as defined hereinafter, whether or not lawfully in possession of any real property hereunder, shall either (i) violate or attempt to violate any restriction or provision herein, or (ii) suffer to be violated (with respect to the real property in which person or entity has rights other than the rights granted by this sentence) any restriction or provision herein, it shall be lawful for Harbor Point Owners Association and/or any person or entity, as defined hereinafter, possessing rights with respect to any real property hereunder, to prosecute any proceedings at law or in equity against any such person or entity violating, attempting to violate and/or suffering to be violated any restriction or provision herein to (i) prevent such violation, (ii) recover damages or other dues for such violation and (iii) impose and recover fines of no less than \$10.00 and no more than \$100.00 per any restriction violation and recover court cost and reasonable attorney's fees incurred in such proceedings. A special assessment of up to \$500.00 will be imposed to the property owner for any dog/animal injuring, marring, killing other animals or biting, pinning, chasing or threatening people off the property where the dog/animal is supposed to be contained regardless of status to include visitors, renters, guests and etc." Notice of violations and/or fines for violations of these subdivision restrictions will be in accordance with Chapter 209 Texas Residential Property Owners Protection Act. "Person or entity", as used in the next preceding sentence hereof, shall include, but shall not be limited to all owners and purchasers of any real property hereunder, as well as all heirs, devisees, assignees, legal representatives and other persons or entities who acquire any of the rights (with respect with the real property hereunder) of the owner or purchaser of the real property hereunder. Notwithstanding any proceeding at law or in equity on account of any violation or attempted violation of any restriction or provision herein which occurs during such time as there is in force a contract to purchase the property where such violation or attempted violation takes place.

AUTHORITY: Annual Meeting of Harbor Point Owners Association of July 9, 2022.

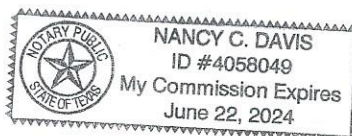

Jeremy Bolduc, President

STATE OF TEXAS §
COUNTY OF BROWN §

Before me, the undersigned authority, on this 16th day of Sept, 2022 personally appeared Jeremy Bolduc known to me through New Mexico Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed on the 16th day of Sept, 2022.


Notary Public State of Texas

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May, TX 76857



SHARON FERGUSON

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BROWNWOOD TX 76801

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INSTRUMENT NO. 2206120

FILED FOR REGISTRATION SEPTEMBER 16, 2022 02:40PM 1PGS \$26.00

SUBMITTER: HARBOR POINT OWNERS ASSN

RETURN TO:

HARBOR POINT OWNERS ASSN
3381 STARBOARD DRIVE
MAY TX 76857

I hereby certify that this instrument was FILED in
file number Sequence on the date and at the time
stamped heron by me, and was duly RECORDED in the
Official Public Records of Brown County, Texas.

By: _____

Sharon Ferguson

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