

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR VINTAGE SHORES**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF RAINS §

This FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VINTAGE SHORES is made as of the date listed below by Vintage Shores Property Owners Association (hereinafter referred to as “Declarant”);

WITNESSETH:

WHEREAS, Texas Land and Lakes, LLC prepared and filed of record that certain Declaration of Covenants, Conditions and Restrictions for Vintage Shores at County Clerk’s Document 2020-2909, Official Real Property Records, Rains County, Texas (herein referred to as the “Master Declaration”);

WHEREAS, Texas Land and Lakes, LLC prepared and filed of record that certain plat of the Vintage Shores subdivision depicting lots, roads, common area, restricted reserves, private roads, public roads and other features as shown in the plats for the phases of Vintage Shores subdivision to wit (hereinafter the “Plats”);

WHEREAS, on September 23, 2022 Texas Land and Lakes, LLC formally transferred control and assignment of declarant/developer’s rights to the Vintage Shores Property Owners Association, and was then filed with the Rains County Clerk document number 2022-2858 on September 29, 2022;

WHEREAS, Vintage Shores Property Owners Association is the governing body of that certain tract of land known as Vintage Shores, a subdivision situated in Rains County, Texas. The Property that is subject of these covenants, conditions and restrictions shall be the development called Vintage Shores, including any and all phases, sections or Additional Property (as defined herein). The property that comprises Vintage Shores is contained within the plat of the Subdivision that is recorded at Document #2020-2909, Volume 6, Page 43A, 43B and 43C, Official Map and Plat Records of Rains County, Texas (the “Plat”), which is incorporated herein by reference. The Subdivision may from time to time be supplemented when new units or phases of Vintage Shores are added or included in this Declaration and/or amended as needed to promote the common scheme of the Subdivision;

WHEREAS, Declarant desires to amend the Master Declaration to change and clarify two separate restrictions 3.06 Use of Temporary Structures and 3.31 Vehicle Traffic for the purpose of promoting a common theme with the City of East Tawakoni Municipal Ordinances;

WHEREAS, pursuant to Section X, Paragraph 10.06 of the Master Declaration this Declaration may be amended with a 2/3rds vote of all Owners of the subdivision. A vote to change the listed restrictions was held on 02/18/2023 and both restriction changes passed with greater than a 2/3rds vote.

NOW, THEREFORE, pursuant to the powers retained by Declarant in the Master Declaration, Declarant hereby amends the Master Declaration which shall apply to the property described in the Plats, and all supplemental or amendments to the Master Declaration. The tracts or lots in the Vintage Shores subdivision as governed by the Vintage Shores Property Owners Association. This First Amendment as well as the Master Declaration, all of which shall run with the title to such tract or lot and shall be binding upon all persons having any right, title, or any interest in such tract or lot, their respective heirs, legal representatives, successors, successors-in-title and assigns. Wherever a conflict exists between the Master Declaration or any supplements thereto and this First Amendment, this First Amendment shall be controlling.

NOW THEREFORE, for the sake of clarification, this First Amendment to the Master Declaration shall only modify those items in the Master Declaration as stated below and nothing else. All other terms and conditions and covenants shall remain in full force and effect.

AMENDMENT TO MASTER DECLARATION: Global Change.

3.06 Use of Temporary Structures. Except as set forth below, no structure of a temporary character, whether basement, shack, garage, recreational vehicle, camper, tent or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently. There will be an exemption if the property owner is building a new dwelling on the property or the dwelling is being remodeled due to loss. A permit shall be issued for a total of 6 months for a recreational vehicle where there is new construction of a dwelling or remodeling of dwelling. The permit shall be issued by the City of East Tawakoni at city hall. In addition, if the construction extends past six months and the building permit is extended then the additional permit may also be extended by the City of East Tawakoni. No tents are allowed. Occupied, self-contained and non-self-contained campers or recreational vehicles will be permitted on the property so long as such campers or recreational vehicles are on the property no longer than seven (7) consecutive calendar days and no longer than fourteen (14) total calendar days out of a thirty (30) day period. All non-self-contained campers must have some type of chemical toilet. No tract owner may utilize a House Boat as a residence or temporary residence for any length or period of time that extends past fourteen (14) consecutive calendar days. The House Boat must be moored to the existing boat dock or pier.

3.31. Vehicle Traffic. For the safety of all property owners, their families, guests, or other visitors, no one shall operate recklessly or exceed a speed limit of twenty-five (25) miles per hour while operating any motor vehicle within the Subdivision. All state and local laws

regarding motor vehicle traffic will be enforced. All-terrain vehicles ("ATV") and golf carts are permitted to be operated within the Subdivision by licensed drivers.

Declaration

Except as specifically amended hereby, all terms of the Master Declaration and all supplements and amendments thereto, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this First Amendment as of the 28 day of February, 2023.

VINTAGE SHORES POA, LLC

By: _____

Arthur Cotten, President

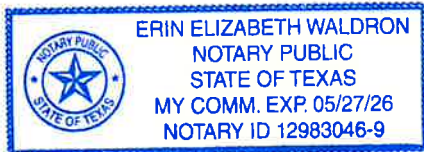
ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF Collin §

The foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions for Vintage Shores, was acknowledged before me on the 28th day of February, 2023, by Arthur Cotten, President of Vintage Shores Property Owners Association, LLC on behalf of such entity.



Erin Elizabeth Waldron

Notary Public, State of Texas