

**THIRD SUPPLEMENT  
TO  
NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
HARBOR LAKES  
[Supplemental Architectural Standards Bulletin]**

STATE OF TEXAS

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§

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF HOOD

**THIS THIRD SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HARBOR LAKES** (this "Third Supplement") is made this 27 day of June, 2016, by Harbor Lakes Homeowners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Lumbermen's Investment Corporation ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Harbor Lakes" on or about December 28, 2000, at Volume 1726, Page 0001 *et seq.* of the Real Property Records of Hood County, Texas (the "Declaration"); and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, on or about December 2, 2008, the Association recorded a Notice of Filing of Dedicatory Instruments for Harbor Lakes at Volume 2444, Page 0095 *et seq.* of the Deed Records of Hood County, Texas (the "Notice"); and

**WHEREAS**, on or about November 9, 2010, the Association recorded a First Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2010-0012627 of the Deed Records of Hood County, Texas (the "First Supplement"); and

**WHEREAS**, on or about January 21, 2014, the Association recorded a Second Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2014-0000520 of the Deed Records of Hood County, Texas (the "Second Supplement"); and

**WHEREAS**, the Association desires to again supplement the Notice with the dedicatory instrument attached as **Exhibit "1"** hereto.

**NOW, THEREFORE**, the dedicatory instrument attached hereto as **Exhibit "1"** is a true and correct copy of the original and is hereby filed of record in the real property records of Hood

County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Third Supplement to be executed by its duly authorized agent as of the date first above written.

HARBOR LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

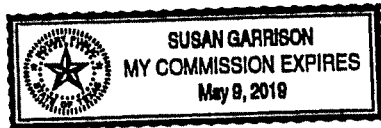
By: Troy Schultz  
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Troy Schultz, President of Harbor Lakes Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 27 day of June, 2016.



Susan Garrison  
Notary Public, State of Texas  
5/9/19  
My Commission Expires

**Exhibit "1"**

**Supplemental Architectural Standards Bulletin**

**SUPPLEMENTAL ARCHITECTURAL STANDARDS BULLETIN**

**(HARBOR LAKES)**

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

**THIS SUPPLEMENTAL ARCHITECTURAL STANDARDS BULLETIN** (the "Supplemental ASB") is made on the date hereinafter set forth by the Harbor Lakes Homeowners Association, Inc. (the "Association").

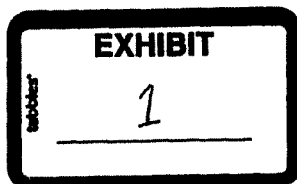
**WHEREAS**, Lumbermen's Investment Corporation prepared and recorded an instrument entitled Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harbor Lakes (with Joinder of Current Owners) (the "Amended CC&Rs") dated effective as of June 15, 2001, and recorded in Volume 1755, Page 738 through 777 of the Real Property Records of Hood County, Texas; and

**WHEREAS**, the above stated Amended CC&Rs were modified by the First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harbor Lakes (the "First Amendment to Amended CC&Rs") dated effective as of June 24, 2010, and recorded as Document Number: 2010-0007180 of the Real Property Records of Hood County, Texas; and

**WHEREAS**, Article VIII, Section 24 of the Amended CC&Rs, as amended by the First Amendment to Amended CC&Rs, authorizes and empowers the General Committee to publish and promulgate architectural standards bulletins ("ASBs") and/or lot information sheets which shall be fair, reasonable and uniformly applied and shall carry forth the spirit and intention of the Amended CC&Rs; and

**WHEREAS**, pursuant to this authority, on or about June 30, 2008, the General Committee adopted a Notice of Architectural Standards Bulletin (the "2008 ASB"), which was recorded at Volume 2410, Page 960 *et seq.* of the Real Property Records of Hood County, Texas; and

**WHEREAS**, the General Committee desires to supplement the provisions contained in the 2008 ASB with the following Supplemental Architectural



Standards Bulletin adopted by the General Committee on June 27, 2016 (the "Supplemental ASB").

**NOW, THEREFORE,** the 2008 ASB is hereby supplemented with the following Supplemental ASB:

**"AMENDED ARCHITECTURAL STANDARDS BULLETIN"**

**SIDEWALKS, BULKHEADS/SEAWALLS:**

It is the responsibility of every Owner of a waterfront Lot to ensure that any modifications to the Lot do not cause water flowing into adjacent waterways to collect under the sidewalks or behind bulkheads/seawalls which can cause erosion or other problems affecting the sidewalks or bulkheads/seawalls. All water flowing from roofs must be directed over sidewalks or bulkheads/seawalls. The Lot must remain level with or above the height of the adjacent sidewalk or bulkhead/seawall cap board or cap rail so that water can readily flow over the sidewalk and the bulkhead/seawall. Damage or repairs to the sidewalk or bulkhead/seawall caused by water collecting under the sidewalk or behind the bulkhead/seawall is the Owner's responsibility and the Association takes no responsibility for damage or cost of repairs of the Owner's Lot, sidewalk or bulkhead/seawall.

**RECREATIONAL & SPORTS EQUIPMENT:**

Recreational and sports equipment shall include but is not limited to basketball goals, soccer goals, trampolines, skate ramps and similar equipment. Any permanently installed recreational/sports equipment must be approved by the General Committee. Only one basketball goal is allowed per Lot, and permanently installed goals or backboards will not be permitted if the basketball goal can be viewed from the street.

All portable recreational/sports equipment must be approved by the General Committee. Portable recreational/sports equipment must be of a reasonable nature and must be stored out of view either in the Owner's garage or behind the Owner's residential Unit when not in use. Side yard storage is not permitted. No recreational/sports equipment may be located or used in a

manner which creates a nuisance to neighbors. The General Committee reserves the right to determine the acceptability of any portable recreational/sports equipment.

The foregoing Supplemental ASB shall be and become effective as of the date this Supplemental ASB is recorded.

**GENERAL COMMITTEE,  
HARBOR LAKES HOMEOWNERS  
ASSOCIATION, INC.**

By: Troy Schultz  
Name: Troy Schultz  
Title: General Committee Member

**ACKNOWLEDGMENT**

THE STATE OF TEXAS        §  
COUNTY OF HOOD        §

BEFORE ME, the undersigned notary public, on this day personally appeared Troy Schultz, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 27 day of June 2016.

Susan Garrison  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

