

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

Document Number: 2026-0002143 -
Filed and Recorded - Real Records

DECLARATION/DESIGNATION

Grantor: HARBOR LAKES HOA INC

Pages: 6

Recorded On: 02/19/2026 03:29 PM

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Recorded On: 02/19/2026 03:29 PM	Notes:
Document Number: 2026-0002143	
Receipt Number: R262351	
Amount: \$31.00	
Recorded By: Traci Smith	

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



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office
HARBOR LAKES HOA INC



**FIFTH SUPPLEMENT TO THE
NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR HARBOR LAKES
[Rules Governing Sea Walls]**

STATE OF TEXAS §
 §
COUNTY OF HOOD §

KNOW ALL MEN BY THESE PRESENTS:

This **FIFTH SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HARBOR LAKES** (this "Fifth Supplement") is made by **HARBOR LAKES HOMEOWNERS ASSOCIATION, INC.** (the "Association").

WITNESSETH:

WHEREAS, Lumbermen's Investment Corporation ("Declarant") recorded the 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, the Declaration was replaced by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harbor Lakes, recorded on or about June 18, 2001, at Volume 1755, Page 0738 *et seq.* of the Real Property Records of Hood County, Texas (the "Amended 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, on or about June 28, 2016, the Association recorded a Third Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2016-0007343 of the Deed Records of Hood County, Texas (the "Third Supplement"); and

WHEREAS, on or about February 14, 2020, the Association recorded a Fourth Supplement to Notice of Filing of Dedicatory Instruments for Harbor Lakes as Document No. 2020-0002141 of the Deed Records of Hood County, Texas (the "Fourth Supplement"); and

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

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "A" 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 Fifth 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

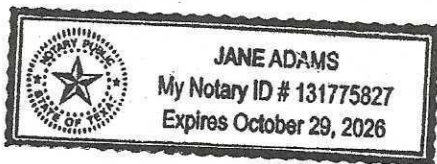
By: PRESIDENT
Name: LAWRENCE KLEUSER
Its: [Signature]

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HOOD §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared LAWRENCE KLEUSER the President of Harbor Lakes Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said nonprofit corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of FEBRUARY, 2026.



Jane Adams
Notary Public, State of Texas

EXHIBIT "A"

Rules Governing Sea Walls

HARBOR LAKES HOMEOWNERS ASSOCIATION

RULES REGARDING SEA WALLS

WHEREAS, Harbor Lakes Homeowners Association (the "Association") is the property owners' association for the Harbor Lakes community which is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Harbor Lakes (the "Declaration"); and

WHEREAS, Article I, Section 9 of the Declaration provides that the Common Maintenance Areas are defined as the Common Areas and the entrance monuments, drainage facilities, detention ponds, right-of-way landscaping, canals, waterways, sea walls, bulkheads, boat ramps and such other areas lying within dedicated public easements or rights-of-way as deemed appropriate by the Board of Directors of the Association for the preservation, protection, and enhancement of the property values and the general health, safety or welfare of the Owners; and

WHEREAS, pursuant to the Declaration, sea walls are part of the Common Maintenance Areas; and

WHEREAS, Article III, Section 2(e) of the Declaration grants the Board of Directors of the Association the power to make reasonable rules and regulations for the operation of the Common Maintenance Areas and to amend them from time to time; provided that, any rule or regulation may be amended or repealed by an instrument in writing signed by Owners constituting a majority of the votes of the Association, or with respect to a rule applicable to less than all of the Common Areas, by a majority of the votes of the Owners in the portions affected; and

WHEREAS, Article IV, Section 4(d) of the Declaration provides that each Owner, tenant, Non-Resident Member and invitee will abide by any and all rules and regulations of the Association, as adopted and promulgated from time to time, related to the entry upon and use of any private streets, canals, waterways and other Common Areas and Common Maintenance Areas within the Property; and

WHEREAS, the Board desires to establish guidelines regarding the use, modification, and maintenance of sea walls within the Harbor Lakes community.

NOW, THEREFORE, the Board adopts these Rules Regarding Sea Walls:

1. Each Owner of an Affected Lot which contains a portion of a sea wall is responsible for ensuring that any use of or modification/alteration to the Owner's Affected Lot does not result in water runoff flowing under sidewalks adjacent to the sea wall. Owners are responsible for preventing water from collecting beneath sidewalks or behind bulkheads and sea walls, as such accumulation can cause erosion, rusting of the sea wall components, and ultimately compromise the structural integrity of the sea wall. By carefully managing water runoff, Owners and residents help maintain the stability and longevity of sidewalks and bulkheads/sea walls within the Harbor Lakes community.

2. Owners are permitted and are strongly encouraged to install irrigation pipes that originate from their roof gutters. These pipes should be routed through the yard, continue beneath the sidewalk, and extend through the seawall panel to facilitate proper drainage. However, any drilling through a sea wall panel must (i) have the prior written approval of the Board, and (ii) be performed exclusively by a marine contractor or other contractor with expertise in construction and modification of sea walls.

3. Owners and residents are required to maintain the elevation of the sidewalk adjacent to the sea wall on the Owner's Affected Lot at the same height as the top cap board and must ensure that there are no gaps or open spaces between the sidewalk and the top cap board.

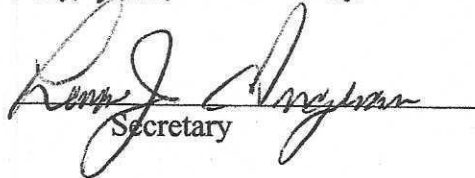
3. Owners shall be responsible for reimbursing the Association for the cost to repair any damage to the sea wall caused by water being allowed to accumulate inside the sea wall. Owners are also responsible for all maintenance and repair relating to water erosion on the Owner's Affected Lot as well as the sidewalk on the Affected Lot.

4. In the event of a conflict between these Rules Governing Sea Walls and any other rule, regulation, or guideline, these Rules Governing Sea Walls shall control.

IT IS FURTHER RESOLVED that these Rules Governing Sea Walls are effective upon the adoption and recordation hereof, to remain in force and effect until revoked, modified or amended by the Board.

This is to certify that the foregoing rules were adopted by the Board of Directors at a meeting of same on ~~Jan~~ Feb. 2nd, 2026, and have not been modified, rescinded or revoked.

DATE: 2/19/26


Secretary

FILED

FEB 19 2026


County Clerk, Hood County, TX