

Matagorda County
Janet Hickl County Clerk
1700 7th St. Rm 202
Bay City, TX 77414



70 2017 00005934

Instrument Number: 2017-5934

As

Recorded On: October 27, 2017

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Comment:

(Parties listed above are for Clerks reference only)

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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.

File Information:

Document Number: 2017-5934

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BAY CITY TX 77404-2172

User / Station: M Bryant - CC-Front Counter



STATE OF TEXAS COUNTY OF MATAGORDA
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me
and was duly recorded in the OFFICAL RECORDS of Matagorda
County, Texas.

Janet Hickl
COUNTY CLERK, Matagorda County, Texas

AMENDED RESERVATIONS, RESTRICTIONS, AND COVENANTS

Of the

MATAGORDA DUNES HOMESITES

The undersigned authorized representatives of the MATAGORDA DUNES HOMESITES HOMEOWNERS ASSOCIATION, INC. (the "Association") by this Amended Reservations, Restrictions, and Covenants of the Matagorda Dunes Homesites, affirm that owners of the legal title to more than fifty-one percent (51%) of the lots comprising the MATAGORDA DUNES HOMESITES, the Plat and Dedication of which appear of record in Volume 7, Page 38, Matagorda County Plat Records (the "Subdivision") have adopted the following Amended Reservations, Restrictions, and Covenants (the "Amended Restrictions"). These Amended Restrictions are adopted pursuant to Article V of the Reservations, Restrictions, and Covenants of Matagorda Dunes Homesites, as recorded in Volume 564, Page 298 of the Deed Records of Matagorda County (the "Original Restrictions").

The Original Restrictions shall remain in full force and effect except as modified hereby. The Original Restrictions, together with these Amended Restrictions, shall be applicable, govern, and control, all buildings and improvements upon any and all of the lots in the Subdivision in the same manner as if incorporated in the provisions of any and all deeds of conveyance of said lots, and shall constitute covenants and conditions running with the title to said Lots and all parts thereof. Said Amended Reservations, Restrictions, and Covenants are as follows:

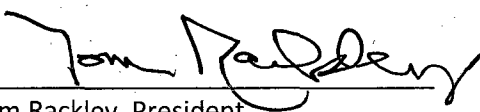
I. ARCHITECTURAL CONTROL

1. The Architectural Control Committee (the "Committee") shall be composed of three members. There are currently three members of the Committee as follows:
 - a. Judith Allen, PO Box 126, Bay City, Texas 77404;
 - b. Katherine Gonzalez c/o LCRA, PO Box 220, Austin, Texas 78767; and,
 - c. Kim G. Yelton, PO Box 320, Matagorda, Texas 77457.
2. The Association has voted to replace the above-named Committee and to establish three new Committee members and these following named members shall serve as of the date of the signing of this Amended Restriction henceforth as the Committee:
 - a. Catherine Gann, PO Box 94, Matagorda, Texas 77457;
 - b. Tom Davis, 404 Shaes Turn, Aledo, Texas 76008; and,
 - c. Tom Rackley, PO Box 556, Matagorda, Texas 77457.

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any members of the Committee, the remaining members shall have full authority to designate and appoint a successor. No member of the Committee, or his designated representative, shall be entitled to any compensation for services performed hereunder. However, any Committee member may be reimbursed for actual expenses incurred in the performance of his or her duties. At any time, the record owners of a majority of the lots into which Matagorda Dunes Homesites shall then be subdivided shall have the power to change the membership of the Committee, to withdraw powers of duties from the Committee, or to restore or expand the powers and duties of the Committee. Such action shall be effective upon recordation of a written instrument properly reflecting such action.

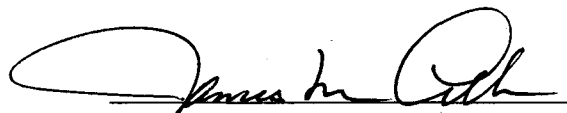
3. All Amended Restrictions of Matagorda Dunes Homesites, as reflected in the Amended Restrictions of Matagorda Dunes Homesites, found at Instrument Number 023618, at Volume 661, Pages 910-917 filed on June 3, 2002 in the Official Records of Matagorda County, Texas, shall remain in full force and effect without further modification or amendment, save and except the changes as reflected herein regarding the members of the Architectural Control Committee as stated above.

EXECUTED on this the 25th day of October, 2017.


Tom Rackley, President

Certificate

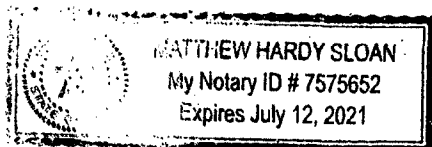
I, James M. Allen, Treasurer/Director of the Matagorda Dunes Homesites Homeowners Association, Inc. do hereby certify that the foregoing is a true and correct copy of the Amended Bylaws of the Corporation, adopted by a majority of the Members of the Association on May 20, 2017, at a duly called annual meeting at which a quorum was present.

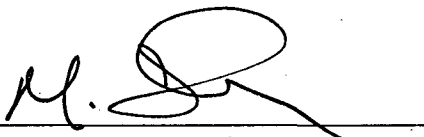

James M. Allen, Treasurer/Director

State of Texas §

County of Matagorda §

This instrument was acknowledged before me on October 25, 2017 by Tom Rackley, President of the Matagorda Dunes Homesites Homeowners Association, Inc., on behalf of said non-profit corporation.

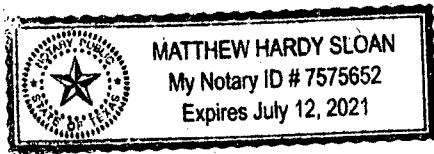




Notary Public, State of Texas

State of Texas §

County of Matagorda §

This instrument was acknowledged before me on October 25,
2017 by James M. Allen, Treasurer/Director of the Matagorda Dunes Homesites Homeowners
Association, Inc., on behalf of said non-profit corporation.





Notary Public, State of Texas

After Recording, Return to:

**Matagorda Dunes Homesites, HOA, Inc.
PO Box 126
Bay City, Texas 77404**