

**SHAMROCK SHORES
SUBDIVISION RESTRICTIONS**

022873

1. Any consent or approval given under these rules & regulations may be added to, amended, or repeated at anytime by resolution of the Shamrock Shores Property Owners Board of Directors after a simple majority approval of the property owners.
2. No building shall be erected or maintained on any lot in said Subdivision other than a private residence and/or a private building/garage for the sole use of the owner or occupant, except those lots designated as commercial on the Plat map.
3. Each owner shall be obligated to maintain and keep in good order repairs on their said property.
 - A. No lot shall be used for a dumping ground for trash, junk cars, or anything that is not in conformity with a well planned subdivision.
 - B. No firearms discharge shall be an endangerment to humans. Firearms should only be used to ward off snakes or other animals that would endanger our homes or selves.
 - C. No noxious or offensive trade or activity shall be conducted on any lot, nor shall be done thereon which may be or may become a nuisance to the neighborhood.
 - D. No animals, other than household pets shall be kept on lot. All household pets must have yearly vaccinations and be kept on said property.
4. No residential structure shall be located nearer to the front line than 10 feet, or nearer to the side lot line or rear lot line than five (5) feet. (Grandfather Clause)
5. No outside toilet or privy shall be erected or maintained in the subdivision. All sanitary plumbing shall conform to the minimum requirements of the Health Department of Sabine County and the State of Texas, represented by the Sabine River Authority.
6. If the owner of any lot in said subdivision or any other person shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so or to recover damages or other dues for such violations.
7. Invalidation of any one or more of these covenants and restrictions by judgment of any court shall in nowise affect any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.
8. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding on persons acquiring property in said subdivision, whether by descent, devise, purchase or otherwise, any person by acceptance of title to any lot in this subdivision shall thereby agree to these covenants and abide by the forgoing restrictions and covenants. These covenants are to run with the land to binding for a period of twenty-five (25) years from the date of origination of these restrictions, being December 21, 2002, at the end of such period such restrictions and covenants shall be automatically extended for consecutive periods of ten (10) years, unless otherwise stipulated by a vote of majority of the owners of the designated lots of said subdivision (each having one (1) vote) taken prior to the expiration of said ten (10) year periods. After proper notice in accordance with the by-laws of the Property Owners Association that a simple majority of those owners present, or by mail, or by proxy at the annual meeting or a specifically called meeting of the property lot owners, may amend the restrictive covenants from time to time and be filed for record in said County.
9. Complaints regarding the Shamrock Shores Association shall be made in writing to the Shores property Owners Board of Directors.