

## Pelican Cove Canal Owner's Association

## RESTRICTIONS ON SHORT-TERM RENTALS

The undersigned, being the current President of the Board of Directors of the Pelican Cove Addition Phase I and Phase II, San Patricio County, Texas, created pursuant to Article Three of the First Amended and Restated Declaration of Covenants and Restrictions ("Original Declaration") affecting the Pelican Cove Addition Phase I recorded under Clerk's File No. **340036**, Deed Records and Real Property Records of San Patricio County, Texas and as amended by the First Amended and Restated Declaration of Covenants and Restrictions ("Restated-Declaration") dated April 8, 1987, and recorded under Clerk's File No. **360030**, Deed Records and Real Property Records of San Patricio County, Texas, and as supplemented by Supplementary Declaration of Covenants and Restrictions affecting Pelican Cove Addition Phase II dated November 9, 1993, and recorded under Clerk's File No. **417977**, Deed Records and Real Property Records of San Patricio County, Texas and as amended by Amendment to First Amended and Restated Declaration of Covenants and Restrictions of Pelican Cove Addition Phases I and II dated November 9, 1993, and recorded under Clerk's File No. **417978**, Deed and Property Records of San Patricio County, Texas, and as amended by Amendment to First Amended and Restated Declaration of Covenants and Restrictions of Pelican Cove Addition Phases I and II dated March 2, 1994, and recorded under Clerk's File No. **420646**, Deed Records and Real Property Records of San Patricio County, Texas, and as amended by Amendment to First Amended and Restated Declaration of Covenants and Restrictions of Pelican Cove Addition Phases I and II dated July 13, 1995, and recorded under Clerk's File No. **433630**, Deed Records and Real Property Records of San Patricio County, Texas, **hereby files the following Amendment:**

Pursuant to Article 3 of the Original Declaration, and WHEREAS Section 209.0041 of the Texas Property Code states that a Subdivision Association's Declaration may be amended by an affirmative vote of sixty-seven percent (67%) of the total votes allocated to Lot Owners entitled to vote on such amendment, and

WHEREAS the members of the Pelican Cove Canal Owner's Association voted, by sixty-eight percent (68%), including proxies and Absentee Ballots, at the Annual General Meeting held on February 16, 2019, to amend Article 3,

NOW THEREFORE BE IT RESOLVED BY THE PELICAN COVE CANAL OWNER'S ASSOCIATION that Article 3 Section 25 is hereby added to the Declaration to say:

**3.25 Short-Term Rentals.** An entire Lot (but not less than an entire Lot) may be leased. A Lot may not be leased for hotel or transient purposes. The lease of a Lot to a tenant must be for an initial term of no less than thirty (30) consecutive days. After expiration of the initial lease term, such lease may be extended for additional terms of no less than thirty (30) consecutive days per term. There may be no concurrent or overlapping leases on a Lot, e.g. once a lease is executed for an initial period, no additional lease may be executed for or during that term on that Lot. (Special circumstances may exist; any exception requires written approval from the Board of Directors.) The property shall be advertised as "minimum **30-day** rental required". Tenant name(s) and contact information shall be supplied to the PCCOA office no later than 3 days after rental period commencement. Property owners remain responsible for tenant's adherence to all governing documents.

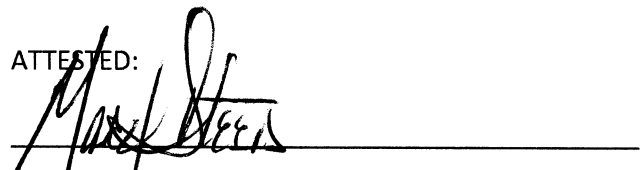
Executed this 26 day of FEBRUARY, 2019 and effective on such date.

SIGNED:



Don Rager  
President, Pelican Cove Canal Owner's Association

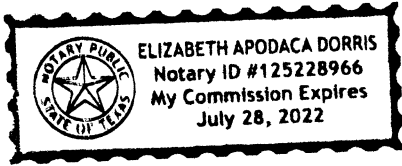
ATTESTED:



Mary Steed  
Secretary, Pelican Cove Canal Owner's Association

STATE OF TEXAS  
County of San Patricio

The foregoing was acknowledged before me on 2/26/2019, by Donald Rager as President of Pelican Cove Canal Owner's Association.



  
Signature of Notary Public

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS





Gracie Alaniz-Gonzales  
County Clerk  
San Patricio County, Texas  
02/28/2019 09:35 AM  
Fee: \$30.00  
685912 RESTRICT

PCCOA  
PO Box 1655  
Carrizosa Park Tx. 78335