

DEED RESTRICTIONS – Revised January 8, 2022
Golden Beach Units 1 and 2
Llano County, Texas

1. All lots shall be used for residential purposes only with the following exclusions:
 - A. Residential rental contracts are permitted provided they are at least six (6) months in length.
 - B. Home offices are permitted provided there is no signage or advertisement of such business.
 - C. Lots 205, 210, 211, 212, 213, 217, and 218 may be used for business OR residential purposes, provided, however, if used as a Business, the nature and purpose of the business shall first be approved by the Board of Directors of the Property Owners Association of Golden Beach, Inc., hereinafter referred to as "The Association." No business shall be conducted on any of these specified lots which is noxious or harmful by reason of emission of odor, dust, smoke, gas, fumes, noise or vibration.
 - D. Short-Term Rentals shall not be permitted. If violated, the owner will face a fine of \$200 for each day the owner violates the no short-term rental restriction. The fine shall be secured by a lien, and shall be payable to Golden Beach Property Owners Association. This applies to any property within Golden Beach Units 1 and II on which title or deed changes subsequent to the date this instrument is recorded.
2. No building other than a single family custom-built residence containing not less than 1,000 square feet, except for lots owned before June 1, 1984, which may contain no less than 800 square feet, exclusive of open porches, breezeways, garages and carports, shall be erected or constructed on any residential lot in Golden Beach, Unit 1 or Unit 2. Servant quarters and guest houses may be constructed on the rear one-third of said lots after completion of permanent residence. No camping shall be allowed on any lot.
3. Nothing shall be erected or constructed on any lot in Golden Beach nearer than thirty feet (30') to the street property line nor nearer than five feet (5') to the side property line, except that in the case of corner lots, nothing shall be constructed or erected within ten feet (10') of side property lines adjacent to streets.
4. No building or structure shall be erected or constructed on any lot until the building plans, specifications, plot plans and external design have first been approved in writing by the Board of Directors of The Association.
5. No building or structure shall be occupied or used until the exterior thereof is completely finished with not less than two coats of paint. No outside toilet shall be installed or maintained on any premises and all sewerage plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Health Departments.
6. No lot can be divided and sold unless the lot is being jointly purchased by owners of adjoining lots, thereby increasing the size of their lots. No house can be built on any lot that is smaller than the original lot survey size recorded for Golden Beach Unit 1 or Unit 2.

7. An assessment of twenty-five dollars (\$25.00) per lot per year shall run against each lot in said Subdivision to be used for the maintenance and betterment of the Subdivision. In the case of lots divided between two or more owners, each owner will be assessed according to the percent of the lot he/she owns. Five percent (5%) interest will be added to all unpaid property assessments following the June, 1986, Annual Meeting, beginning with assessments due for 1986 and thereafter. Such assessments shall be and are hereby secured by a lien on each lot respectively and shall be payable to The Association on or before the last day of May each year and will begin on July 4, 2006. In 2007 and thereafter, the due date for the annual assessment will revert back to the date of the Annual Meeting.

8. All property owners and members of their families shall have ingress and egress to the lake and to the park area, as shown on plats of Golden Beach, Units 1 and 2. All parks, lake and beach improvements shall be available for use to property owners and their families at their own risk. No overnight camping is allowed in the parks.

9. No parking or storage of recreational vehicles, campers, boats or trailers is allowed on vacant lots unless the lot is adjacent to or directly across the street from the lot on which you are living in your house.

10. No noxious, offensive, unlawful or immoral use shall be made of the premises.

11. Without first obtaining written permission of The Association, no animals or pets are to be kept upon any lot/s except domestic house pets.

12. Resident must provide proper and adequate garbage receptacles, and all trash, garbage, and any broken, discarded, obnoxious and/or unsightly things must be removed from the premises at least once a week.

13. All covenants and restrictions shall be binding upon the Purchaser or his successors, heirs and assigns. Said covenants and restrictions are for the benefit of the entire Subdivision and may be enforced by any property owners in said Subdivision.

14. Easements and restrictions of record affecting the title to the above property are subject to any applicable zoning rules and regulations.

15. This conveyance entitles the Purchaser, for himself, his successors, and assigns to one-fourth (1/4th) of all mineral of every kind and character under the above described premises. The remainder of all minerals is reserved to The Association. However, before any explorations for or production of minerals shall be permitted on any lot/s in Golden Beach, at least fifty percent (50%) of said lot owners must join in the creation and execution of any such mineral leases and consent to exploration and production.

16. Invalidity of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN TESTIMONY WHEREOF, Property Owners Association of Golden Beach, Inc. has caused this instrument to be signed by its President and attested by its Treasurer on this the 26 day of July, 2022.

PROPERTY OWNERS ASSOCIATION OF
GOLDEN BEACH, INC.

By: Jared Dishman
Jared Dishman, President

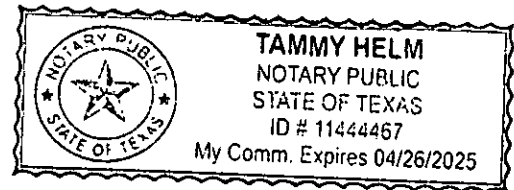
By: Patricia Busse
Patricia Busse, Treasurer

THE STATE OF TEXAS
COUNTY OF LLANO

This instrument was acknowledged before me on 26 day of July 2022 by
Jared Dishman, President, and Patricia Busse, Treasurer, of the Golden Beach Property
Owners Association, Inc, a Texas non-profit corporation, on behalf of said corporation.

Tammy Helm
Notary Public Signature

AFTER RECORDING, PLEASE RETURN TO:
✓ Golden Beach Property Owners Association
622 Golden Beach Drive
Buchanan Dam, TX 78609



STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 10:20 O'CLOCK A M. ON
THE 26 DAY OF JULY A.D. 2022. ✓

I hereby certify that this instrument was FILED on the date and at the time stamped hereon
by me and was duly RECORDED in the Official Public Records of Llano County, Texas.

INSTRUMENT NO:



COUNTY CLERK, LLANO CO., TEXAS

BY

Marci Hadeler
J Farr

DEPUTY

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