

STEAMBOAT SHORES OWNERS ASSOCIATION

AMENDMENT TO RESTRICTIONS

MODIFICATION OF RESTRICTION NO. 2 – USE OF LOTS / RENTAL PROHIBITION

**STATE OF TEXAS §
COUNTY OF RAINS §**

WHEREAS, the Steamboat Shores Owners Association (“Association”) is governed by its Restrictions, Bylaws, and applicable provisions of the Texas Property Code; and

WHEREAS, Restriction No. 2 currently provides as follows:

“Subject to the provision of subsequent paragraph nine (9) hereof, all lots are restricted to use for single family and no building shall be erected or maintained other than permanent shelter (house, log cabin, cabana, mobile home, travel trailer, private storage building, garage, and private boat house). All structures listed herein are to be used by the owner or occupant. Lot 1 is designated as a commercial lot and shall be used only for residential purposes.”

WHEREAS, the membership has voted to amend Restriction No. 2 to prohibit renting, leasing, or any shortterm or longterm rental activity, including Airbnbtype use and effective January 2025 (ballots went out July 2024);

NOW, THEREFORE, Restriction No. 2 of the Steamboat Shores Restrictions is hereby amended by adding the following paragraph immediately after the existing text:

Added Language to Restriction No. 2

“Renting longterm, shortterm, daily, Airbnbs or leasing will not be allowed.”

This amendment applies to all lots within Steamboat Shores and is binding upon all owners, successors, and assigns.

Certification and Filing

This Amendment to Restriction No. 2 was duly approved by the membership of the Steamboat Shores Owners Association.

This instrument is to be filed in the Official Public Records of Rains County,

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Texas, and upon filing shall run with the land and be binding upon all owners, successors, and assigns.

EXECUTED this 18 day of August, 2026.

STEAMBOAT SHORES OWNERS ASSOCIATION

By: Debrah Andrews
Debrah Andrews, President

NOTARY ACKNOWLEDGMENT

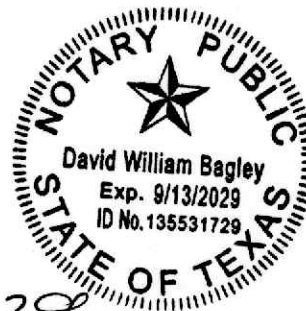
(Texas Property Code-compliant; accepted by Rains County Clerk)

STATE OF TEXAS §
COUNTY OF RAINS §

Before me, the undersigned authority, on this day personally appeared Debrah Andrews, President of the Steamboat Shores Owners Association, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of August, 2026.

Notary Public, State of Texas



My Commission Expires: 9-13-2029

2026-2102
MANDY SAWYER
COUNTY CLERK
2026 Aug 18 at 09:54 AM
RAINS COUNTY, TEXAS
By: [Signature], DEPUTY

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