



Sun Eagle Bay POA – Board Resolution No. 2025-09-CA01

Corrective Amendment – Dues, Road Fee, and Boat Ramp Fee

WHEREAS, the members of the Sun Eagle Bay Owners Association (“Association”) have, by more than 67% vote, approved the following assessments and fees:

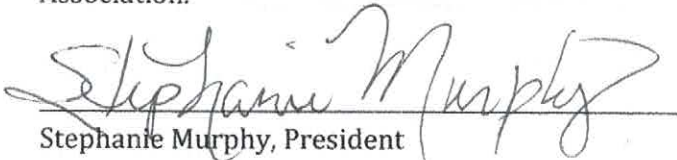
- 2016: Road Fee and Boat Ramp Fee (per member), approved annually each year by at least 67% of the membership;
- 2017: Dues increase of \$10, raising the first-lot dues under the tiered system from \$96 to \$106;
- July 2023: Road Fee of \$100 per member and Boat Ramp Fee of \$25 per member for the 2024–2025 term;
- April 2025: Road Fee of \$100 per member and Boat Ramp Fee of \$25 per member for the 2025–2026 term;
- June 2025: Replacement of the tiered dues system with a flat-rate dues assessment of \$106 per lot.

WHEREAS, these member-approved assessments and fees were mistakenly recorded in the Association’s Bylaws or not filed at all, instead of the Declaration of Covenants, Conditions, and Restrictions (“Declaration”);

WHEREAS, the Board of Directors finds it necessary and proper to correct this clerical error by filing a Corrective and Clarifying Amendment to the Declaration so that these obligations run with the land and remain enforceable against all lots and members;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby authorizes the President to execute and record the Corrective and Clarifying Amendment to the Declaration in the Official Public Records of Wood County, Texas, as presented to the Board.

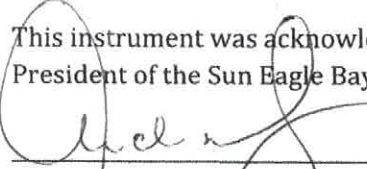
Adopted this 17th day of September 2025, by the Board of Directors of the Sun Eagle Bay Owners Association.


Stephanie Murphy, President

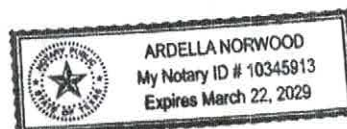
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF WOOD §

This instrument was acknowledged before me on the 17th day of September 2025, by Stephanie Murphy, President of the Sun Eagle Bay Owners Association, on behalf of said Association.


Notary Public, State of Texas

My Commission Expires: 3/22/2029



THE STATE OF TEXAS
COUNTY OF WOOD

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

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09/19/2025 03:05 PM



Kelley Price

Kelley Price, County Clerk
Wood County, Texas

