



Corrective and Clarifying Amendment to the Declaration

Replacement of Restriction 11 – Assessments and Fees

Sun Eagle Bay Owners Association

STATE OF TEXAS

COUNTY OF WOOD

RECITALS

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Sun Eagle Bay (the "Declaration") was duly recorded in the Official Public Records of Wood County, Texas;

WHEREAS, in 2016, more than 67% of the Association's members approved the establishment of a Road Fee and Boat Ramp Fee (per member), which have been submitted to and approved annually by at least 67% of the membership each year since. Document 2015-00008841

WHEREAS, in 2017, more than 67% of the Association's members approved a dues increase of \$10, raising the first-lot dues in the tiered system from \$96 to \$106, with the tiered system continuing thereafter. Documents: 2016-00007647, 2016-00007644

WHEREAS, in July 2023, more than 67% of the Association's members approved a Road Fee of \$100 per member and a Boat Ramp Fee of \$25 per member for the 2024–2025 term; Documents: 2023-00006940 Ballot filed in Wood County **(Not filed in Bylaws in Wood County)**

WHEREAS, in April 2025, more than 67% of the Association's members again approved a Road Fee of \$100 per member and a Boat Ramp Fee of \$25 per member for the 2025–2026 term; Documents: 2025-00007151 Ballot filed in Wood County **(Not filed in Bylaws in Wood County)**

WHEREAS, in June 2025, more than 67% of the Association's members approved replacing the tiered dues system with a flat-rate dues assessment of \$106 per lot, applicable to all lots in Sun Eagle Bay; Documents 2025-00007240, 2025-00007149

WHEREAS, these member-approved dues and fees were either mistakenly placed in the Association's Bylaws or were reflected only in membership ballots and affidavits filed with Wood County, and it is necessary and proper to correct these clerical errors by amending the Declaration so that these obligations run with the land and remain enforceable against all Lots and Members;

AMENDMENT TO RESTRICTION 11

Restriction 11 of the Declaration is hereby deleted in its entirety and replaced with the following:

Section 11. Assessments and Fees

(a) Regular Assessments (Dues, Per Lot). Each Lot in Sun Eagle Bay is subject to annual dues as approved by the membership. Effective June 2025, the membership voted to replace the tiered system with a flat-rate dues assessment of \$106 per lot, applicable to all Lots.

(b) Road and Boat Ramp Fees (Per Member). Each member of the Association is subject to an annual Road Fee and Boat Ramp Fee, in amounts approved by the membership. These fees were first established in 2016 and have been approved annually by at least 67% of the membership each year since. As of July 2023, the Road Fee was approved at \$100 per member and the Boat Ramp Fee at \$25 per member for the 2024–2025 term; as of April 2025, the same amounts were approved for the 2025–2026 term.

(c) Use of Funds. Assessments and fees may be used for the enforcement of subdivision restrictions and for the construction, reconstruction, improvement, and maintenance of roads, streets, swimming pools, parks, recreational areas, security, and other common expenses of Sun Eagle Bay, as approved by the Board of Directors.

(d) Lien and Obligation. All assessments and fees levied under this Section, together with interest, late charges, costs, and reasonable attorney's fees, shall be a continuing lien and charge upon the Lot(s) against which each such assessment is made. Each Lot Owner and/or Member shall be personally obligated to pay such assessments and fees. The lien shall attach as of July 1 of each fiscal year (or such other date as the Association may establish as the commencement of its fiscal year) and shall remain in effect until paid in full. The lien shall be enforceable by the Association in accordance with the Texas Property Code and shall be subordinate to any purchase money lien or deed of trust of record.

EFFECTIVE DATE

This Corrective and Clarifying Amendment is effective upon recordation in the Official Public Records of Wood County, Texas. It does not create new obligations but merely corrects and restates obligations already approved by more than 67% of the membership.

EXECUTION

IN WITNESS WHEREOF, the Sun Eagle Bay Owners Association, acting through its duly authorized President, executes this Corrective and Clarifying Amendment this 18th day of September 2025.

SUN EAGLE BAY OWNERS ASSOCIATION

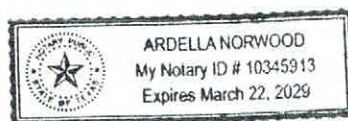
By: Stephanie Murphy
Stephanie Murphy, President

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 Property Owners Association, on behalf of said Association.

Ardeella Norwood
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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Kelley Price

Kelley Price, County Clerk
Wood County, Texas

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