



**DECLARATION OF THE ADOPTION BY THE BONANZA BEACH PROPERTY OWNERS ASSOCIATION, INC.
OF A PROCESS FOR ADOPTING OR MODIFYING RESTRICTIONS AND RESTRICTIVE COVENANTS WITHIN
THE BONANZA BEACH SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS**

STATE OF TEXAS)(

COUNTY OF BURNET)(

WHEREAS, in accordance with the provisions and requirements of Title II, Chapter 211 of the Texas Property Code, the undersigned does hereby declare and certify that the Board of Directors of the Bonanza Beach Property Owners Association, Inc. on October 31, 2020, by a vote of more than two-thirds of the members of the Board, and subsequently, on December 15, 2020, by a vote of more than two-thirds of the voting property owners of Bonanza Beach Subdivision, approved a process for adopting or modifying restrictions and restrictive covenants within the Bonanza Beach Subdivision in Burnet County, Texas.

NOW, THEREFORE, it is hereby declared that the adoption or modification of any restrictions or restrictive covenants within the Bonanza Beach Subdivision (described as a subdivision situated in Burnet County, Texas, and described as being 43.479 acres of land, more or less, out of the Ludwig Schneider Survey No. 1026, the Logan Vandever Pre-emption Survey No. 521, and the Isaac Casner Survey No. 401, in Burnet County, Texas lying approximately North 45 West nine (9) miles from Burnet, Texas and being more particularly described in a Warranty Deed to the original owner, Green & Lyda Enterprises, Inc., dated October 1st, 1963, recorded in the Deed Records of Burnet County, Texas, reference to which is here made, which said property is shown on a plat recorded in Volume #1 at Page 174 & 176 of the Plat Records of Burnet County, Texas) after Feb 3, 2021, shall occur only by the following process:

The Bonanza Beach Declaration of Restrictions and Restrictive Covenants may be extended, amended, or terminated in whole or in part upon the approval by vote of no less than two-thirds (2/3) of the members of the Board of Directors (officers and directors) of Bonanza Beach Property Owners Association, Inc. and approved by no less than two-thirds (2/3) of the voting Property Owners in the Bonanza Beach Subdivision.

A Property Owner who has provided Bonanza Beach Property Owners Association, Inc. with his/her name and current mailing address will be given a thirty (30) day written notice that includes the exact language of any proposed change(s) or amendment(s) to these Restrictions and Restrictive Covenants and a ballot. The ballot should be completed, returned, and received by the Bonanza Beach Property Owners Association, Inc. before the expiration of the thirty (30) days from the mailing date of the notice and ballot.

During a vote on any change(s) or amendment(s) to these Restrictions and Restrictive Covenants, a Property Owner may not cast more than one vote, regardless of the number of Lots the person owns. If more than one person owns interest in a Lot or group of Lots, the owners may cast only one vote for the Lot(s). A person may not vote if the person has an interest in a Lot by virtue of being a lien holder.

If any new or amended restriction(s) or covenant(s) is/are approved, then every Property Owner in the Bonanza Beach Subdivision shall be bound by the new or amended restriction(s) or covenant(s). The new or amended restriction(s) or covenant(s) shall become effective once a document reflecting the changes is signed by a duly elected officer of Bonanza Beach Property Owners Association, Inc and filed in the Public Records of Burnet County, Texas.

EXECUTED this the 4th day of February, 2021.

Bonanza Beach Property Owners Association, Inc.

By Mary J. Ruwert
President

THE STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, the undersigned notary, on this day personally appeared _____, President of Bonanza Beach Property Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes therein expressed, in the capacity therein stated, and as the act of said corporation.

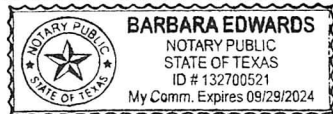
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of February, 2021.
Heidi M. Scott
Notary Public, Burnet County, Texas



THE STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, the undersigned notary, on this day personally appeared Josef Sigman, Secretary of Bonanza Beach Property Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes therein expressed, in the capacity therein stated, and as the act of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29 day of January, 2021.
Barbara A. Edwards
Notary Public, Burnet County, Texas



Return Original to:
Bonanza Beach Property Owners, Inc
101 CR 138
Burnet, Texas 78611



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker
Janet Parker, County Clerk

Burnet County Texas
2/4/2021 11:54:29 AM

FEE: \$30.00
RES

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