

**Bonanza Beach Property Owners Association, Inc.
Bonanza Beach Subdivision, Burnet County, Texas**

**"Rentals" Amendment to the Bonanza Beach Amended Restrictions and
Restrictive Covenants**

STATE OF TEXAS)
COUNTY OF BURNET)

WHEREAS, the Bonanza Beach Property Owners Association, Inc. Board of Directors, after a unanimous (100%) vote of all Board Members in a Board Meeting on July 17, 2023, to adopt the following "Rental" amendment and following the process for amending the Bonanza Beach Amended Restrictions and Restrictive Covenants (adopted February 4, 2021), proposed to all Bonanza Beach property owners a "Rental" amendment to the existing Bonanza Beach Amended Restrictions and Restrictive Covenants for the purpose of more clearly defining the conditions for property use in the Bonanza Beach Subdivision; and

WHEREAS, sixty-one (61) property owners returned ballots regarding the proposed "Rental" amendment and fifty (82%) of voting property owners approved the proposed "Rentals" amendment and eleven (18%) of voting property owners disapproved the proposed "Rental" amendment; and

WHEREAS, the "Amendments" clause of the Bonanza Beach Amended Restrictions and Restrictive Covenants states that the Bonanza Beach Amended Restrictions and Restrictive Covenants may be amended by the approval of 2/3 (66%) of the Board of Directors and 2/3 (66%) of the voting property owners, the **"Rental" amendment is approved.**

TO WIT: The Report of the Ballot Counting Committee approved by the Board of Directors on December 6, 2023, and copies of the signed ballots of voting property owners are attached.

NOW, THEREFORE, the proposed "Rental" amendment which is stated below will be added to the Bonanza Beach Restrictions and Restrictive Covenants.

Rentals: Nothing in Restrictive Covenants or any Covenants, or any Amendments thereto, shall prevent the rental of any lot and the improvements thereon by the Owner thereof for single family residential purposes provided that all leases must be for a term of at least 90 days. All leases shall be in writing and a copy provided to the BBPOA board of directors. The Owner must also provide its lessee copies of the BBPOA Governing Documents and the Owner will be responsible for ensuring that the lessee complies with all BBPOA rules, restrictions and restrictive covenants. Notice of any lease, together with such additional information as may be required by the Board must be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease.

As per the "Amendment" section of the Bonanza Beach Amended Restrictions and Restrictive Covenants "when any new or amended restriction(s) or covenants(s) is/are approved, then every Property Owner in the Bonanza Subdivision shall be bound by the new or amended restriction(s) or covenant(s)." The afore stated "Rentals" amendment becomes effective for all property owners on the date of its signing by an officer of the Bonanza Beach Property Owners Association, Inc. and its filing in the Public Records of Burnet County, Texas."

EXECUTED this the 19th day of MARCH, 2024.



THE STATE OF TEXAS
COUNTY OF BURNET

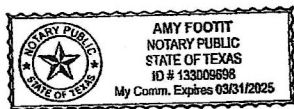
Bonanza Beach Property Owners Association, Inc.

By

[Signature]
Farrell R. Prewitt, President

BEFORE ME, the undersigned notary, on this day personally appeared **Farrell R. Prewitt**, 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 19 day of March, 2024.



[Signature]
Notary Public, Burnet County, Texas

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