



**AMENDED RESTRICTIONS AND RESTRICTIVE COVENANTS
for
BONANZA BEACH
A SUBDIVISION IN BURNET COUNTY TEXAS**

PREAMBLE

These Amended Restrictions and Restrictive Covenants for Bonanza Beach Subdivision are made by the **BONANZA BEACH PROPERTY OWNERS ASSOCIATION, INC.**, a Texas non-profit Corporation, its mailing address being 101 CR 138, Burnet, Texas 78611.

RECITALS

WHEREAS, Green & Lyda Enterprises, Inc. owned and developed all units in **BONANZA BEACH**, 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, and established the original Restrictions and Restrictive Covenants for said subdivision which are recorded in Burnet County Records Volume 140, pp 241-242; and

WHEREAS, as of March 21, 1983, Green & Lyda Enterprises, Inc. no longer owned land in the above described Bonanza Beach Subdivision and assigned the above rights and powers and Restrictions and Restrictive Covenants to Guy E. Green, Jr. in an Assignment recorded in Burnet County Records in Volume 312, pp 157-162; and on that same day, March 21, 1983, Guy E. Green, Jr., assigned those same rights and powers and Restrictions and Restrictive Covenants to **BONANZA BEACH PROPERTY OWNERS ASSOCIATION, INC.**, a non-profit corporation in the State of Texas, in an Assignment recorded in Burnet County Records in Volume 312, pp 163-164, and

WHEREAS, these Amended Restrictions and Restrictive Covenants reflect the change in assignee and subsequent amendments passed by the required votes of Bonanza Beach Property Owners Association members, the original Restrictions and Restrictive Covenant are hereby superseded and replaced by these **AMENDED RESTRICTIONS AND RESTRICTIVE COVENANTS** for said **BONANZA BEACH** subdivision.

THEREFORE, BONANZA BEACH PROPERTY OWNERS ASSOCIATION, INC. and only them, control the Bonanza Beach Amended Restrictions and Restrictive Covenants and do hereby impress upon all the property included in said Bonanza Beach subdivision the following restrictions and restrictive covenants, to wit:

1. Bonanza Beach is a subdivision situated in Burnet County Texas, developed by Green & Lyda Enterprises, Inc. and consisting of privately owned properties. Only members may own property and enjoy the privileges thereof. Members are subject to approval by Bonanza Beach Property Owners Association, Inc. its successors or assigns.

2. All tracts, parcels, lots and any re-subdivision thereof shall be used exclusively for residential purposes except those designated for other uses or designated as reserved. The nature and purpose of usage other than residential shall first be approved in writing by Bonanza Beach Property Owners Association, Inc., its successors, assigns or designees.

3. No building other than a single-family residence containing not less than 800 square feet, exclusive of breezeways, open porches, garages and carports, shall be constructed, erected, altered, placed or permitted to remain on any residential lot. The exterior of all buildings must be completed not later than six (6) months after laying foundations therefor. Storage sheds may be constructed on the rear one-third (1/3) of such lots after completion of the permanent residence.

4. No trailers, house trailers, permanent trailer installations, tents, shacks, detached garages, garage apartments, stables or barns shall be placed, erected or permitted to remain on any residential lot, nor shall any structure of a temporary character be used at any time as a residence.

5. All structures will be set back at least twenty (20) feet from front property lines and five (5) feet from side property lines, except on corner lots, the setback shall be ten (10) feet from side property lines adjacent to street.

6. All building plans, specifications, plot plans and exterior designs must be approved by Bonanza Beach Property Owners Association, Inc., its successors, assigns or designees, in writing before construction. Acceptable exterior construction shall be of masonry, new asbestos siding, painted aluminum siding, redwood siding or equal.

7. No building or structure shall be occupied until the exterior is completely finished and if the exterior is of wooden or aluminum siding, it shall be painted with at least two (2) coats of paint. No outside toilets shall be installed, maintained or permitted to remain on any premises. All plumbing shall be connected with a septic tank approved by state and local departments of health.

8. All fences shall be of a standard type approved by Bonanza Beach Property Owners Association, Inc., its successors, assigns or designees.

9. No offensive, noxious, immoral or unlawful use shall be made of the premises or of any structure thereon.

10. A utility easement of five (5) feet on each side of all property lines is hereby reserved.

11. All accepted Bonanza Beach property owners and members of their families shall have ingress and egress to the lake, boat ramps and to the park areas as shown on the plats of the Bonanza Beach property, subject to the rules and regulations of Bonanza Beach Property Owners Association, Inc., its successors, assigns or designees, but all others must have written approval of said Bonanza Beach Property Owners Association, Inc., or its successors, assigns or designees. All parks, lake, boat ramp, beach improvements and accessories to each shall be available for use to accepted property owners and members of their families at their own risk.

12. No advertising or "For Sale" signs shall be erected on premises or structures without approval in writing of Bonanza Beach Property Owners Association, Inc., or its successors, assigns or designees.

13. An assessment of sixty dollars (\$60.00) per year shall be assessed each member on the first lot (or fraction thereof) owned, and an assessment of thirty dollars (\$30.00) per year for each additional lot (or fraction thereof) owned shall be assessed for the maintenance of the private parks, beach areas, and rights of way.

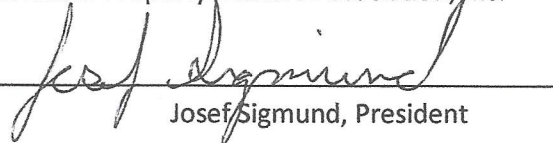
14. The invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions, restrictions or covenants, which shall remain in full force and effect.

15. If the property owners in Bonanza Beach subdivision, their heirs, administrators, executors, successors or assigns shall violate or attempt to violate any of the covenants or restrictions herein contained, it shall be lawful for Bonanza Beach Property Owners Association, Inc., its successors or assigns, or any person or persons owning any real property situated in Bonanza Beach Subdivision, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him, or them, from so doing or to recover damages for such violation.

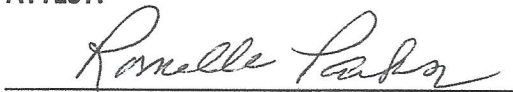
WITNESS the execution hereof on this the 21 day of February, 2018.

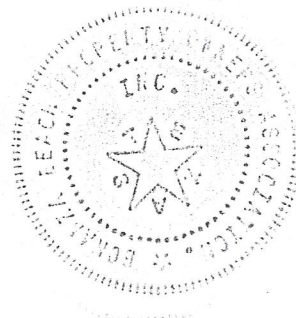
Bonanza Beach Property Owners Association, Inc.

By


Josef Sigmund, President

ATTEST:

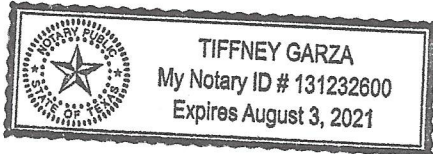

Romelle Parker, Secretary-Treasurer

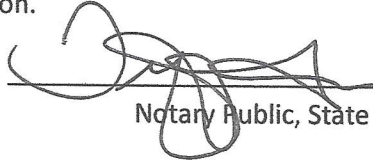


THE STATE OF TEXAS)

COUNTY OF Travis)

This instrument was acknowledged to me on this 21st day of February, 2018 by **JOSEF SIGMUND**, President of the Bonanza Beach Property Owners Association, Inc. a Texas non-profit corporation, on behalf of said corporation.



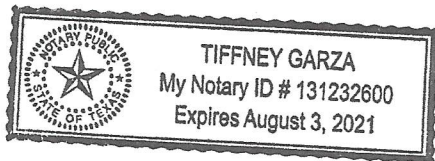


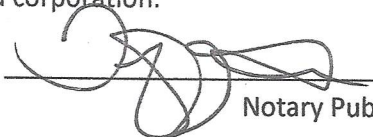
Notary Public, State of Texas

THE STATE OF TEXAS)

COUNTY OF Travis)

This instrument was acknowledged to me on this 21st day of February, 2018 by **ROMELLE PARKER, Secretary-Treasurer** of the Bonanza Beach Property Owners Association, Inc. a Texas non-profit corporation, on behalf of said corporation.





Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Janet Parker, County Clerk

Burnet County Texas

2/26/2018 9:21:27 AM

FEE: \$28.00

RES

201801791

Return Recorded Document to:

Romelle Parker, BBPOA Secretary-Treasurer

101 CR 138

Burnet, TX 78611