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6 Pages

**Parties:** SHORE ACRES PROPERTY OWNERS ASSOCIATION

**to**

PUBLIC

FILED AND RECORDED - REAL RECORDS	CLERKS NOTES
<p><b>On:</b> 12/16/2011 11:25 AM</p> <p><b>Document Number:</b> <u>2011-13718</u></p> <p><b>Receipt No:</b> <u>11-16850</u></p> <p><b>Amount:</b> \$ <u>36.75</u>  Jennifer Lindenzweig, County Clerk  Hunt County, Texas</p>	<p>At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.</p>



STATE OF TEXAS  
COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Hunt County, Texas.

Jennifer Lindenzweig,

Recorded By: Christie Wooten, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

**Record and Return To:**

SHERRY BOWERS  
2081 CR 3830

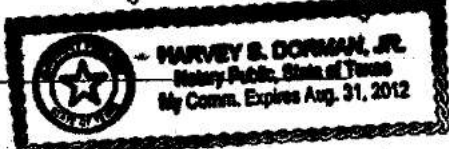
QUINLAN, TX 75474



PETITION TO REFILE DEED RESTRICTIONS FOR SHORE

ACRES HOMEOWNERS

- 1. Phyllis Cambour
- 2. Marge Williams
- 3. Sandy Madley
- 4. Ann Kaulauf
- 5. Rick & ell
- 6. Paty Williams
- 7. Marine Jackson
- 8. Cindy Bedrock
- 9. Vanessa & Ruby Litz
- 10. Louise Ray
- 11. Janie Martin
- 12. Sheryl Ramme
- 13. [Signature]
- 14. [Signature]
- 15. Ronda Handey
- 16. Mike Shoemke
- 17. Ed [Signature]
- 18. [Signature]
- 19. Jay Bowers
- 20. [Signature]
- 21. Sherry Bowers
- 22. \_\_\_\_\_
- 23. ON BEHALF OF SHORE ACRES HOMEOWNERS
- 24. PRESIDENT: Sherry Bowers  
Sherry Bowers
- 25. DATE: 12-18-2011
- 26. \_\_\_\_\_
- 27. STATE OF TEXAS  
COUNTY OF HUNT
- 28. THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME, ON DECEMBER 15, 2011 BY  
SHERRY DEWISE BOWERS.
- 29. \_\_\_\_\_
- 30. [Signature]  
HARVEY E. DORMAN, JR.
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_



Doc 3961 Bk OR Vol 854 Pg 357



**4003**

Doc 4003 Bk OR Vol 854 Pg 572

**SHORE ACRES PROPERTY OWNERS ASSOCIATION**

2081 County Road 3830

Quinlan, Texas 75474

**AMENDMENT OF RESTRICTIVE COVENANTS PERTAINING TO SHORE ACRES PROPERTY OWNERS**

**THE STATE OF TEXAS \***

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF HUNT \***

**WHEREAS**, by instrument dated May 8, 1961, Henry and Marie Holden, owners, imposed restrictive covenants upon Shore Acres, a subdivision out of the James Levin Survey in Hunt County, Texas, on the shores of Lake Tawakoni, by instrument of record in Volume 595, page 379 of the deed records of Hunt County, Texas; and,

**WHEREAS**, the original restrictive covenants expired by their terms March 20, 2002, unless extended for successive periods of ten years by a vote of the then owners of a majority of the lots in Shore Acres evidenced by an instrument of record; and,

**WHEREAS**, the restrictive covenants were thus extended for a period beginning March 20, 2002, and concluding ten years thereafter on December 31, 2011, and,

**WHEREAS**, the present owners of lots in the Shore Acres Subdivision desire to add the following amendments to said restrictive covenants so as to be in full force and effect applicable to all lots in all of the subdivision, the owners thereof, their heirs, executors, administrators and assigns, for a period commencing March 20, 2002, and concluding December 31, 2011.

**NOW, THEREFORE**, a majority of the present owners of lots in Shore Acres Subdivision exercising authority granted in the original restrictive covenants and preserved in the renewal and extensions thereof, do hereby amend, adopt and impose upon all of the lots in the Shore Acres Subdivision, the following stipulations, restrictions and conditions in addition to, but not in substitution of, those restrictions and conditions not specifically repealed hereby which are made covenants running with the land and which shall apply to and be binding upon owners of said lots, their heirs, executors, administrators, successors and assigns, from the date recording this instrument in the Real Property Records of Hunt County, Texas, until December 31, 2011.

1. No "mobile homes" or "manufactured homes" as those terms are currently defined in Section 32 of Article 5221f, Texas Revised Civil Statutes, shall ever be erected upon any lot.

2. No discarded or worn-out manufactured materials or machinery including

**EXECUTED this 20th day of March, 2002  
SHORE ACRES PROPERTY OWNERS**

By: Sherry D. Bowers  
Sherry D. Bowers, President

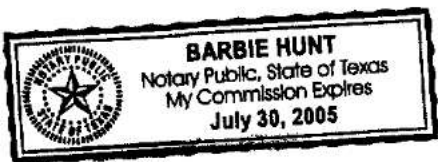
STATE OF TEXAS \*

COUNTY OF HUNT \*

Before me the undersigned authority, on this day appeared Sherry D. Bowers, known to me through identification of a Texas Drivers License, to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office this 20th day of March 2002

Barbie Hunt



Notary Public, State of Texas

My commission expires: 7-30-05

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Mar 20, 2002  
at 01:58P

Document Number: 3961

Amount 11.00

By  
Sherry Fangio  
Linda Brooks,  
County Clerk  
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Hunt County as stamped hereon by me.

Mar 20, 2002

Linda Brooks, County Clerk  
Hunt County

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY hereinafter shall be null and void.

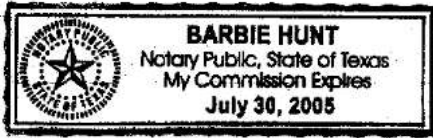
# Shore Acres Property Owners Add Amendments To Restrictive Covenants

AM JOINER  
JAN JOINER

- Frank & Zito
- Larry Bowers
- Thomas R. Minchew
- Sandy Madden
- Frances Reason
- Phyllis Lambert
- Jerry Ingram
- Jeff Cleveland
- Barrie 711 & 51
- Summer Cowling
- Ron Lambert
- James A. Needy
- Shirley Stewart
- Louise Ray
- Marianne Jackson
- Sherry Bowers
- Walt Williams
- May I. Stetzel

Original Copy

Doc 4003 BK Vol 854 Pg 574



*Barbie Hunt*

Sherry Bowers  
On Behalf of Shore Acres Edition

Doc 4003 Bk OR Vol 854 Pg 575

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Mar 21, 2002  
at 11:43A

Document Number: 4003

Amount 15.00

By  
Sherry Fangio  
Linda Brooks,  
County Clerk  
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the named records of: Hunt County  
as stamped herein by me.

Mar 21, 2002

Linda Brooks, County Clerk  
Hunt County

Any provision herein which restricts the Sale,  
Rental or use of the described REAL PROPERTY  
because of Race, Color, Religion, Sex,  
Handicap, Familial Status or National Origin  
is invalid and unenforceable under  
FEDERAL LAW, 3/12/89

Unofficial

FILED AND RECORDED Instrument# 2011-13718  
12/16/2011 11:25:31 AM Pages: 6  
Jennifer Lindenzweig-County Clerk  
By: christiew, Hunt County, TX