

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2021-00012243

As

Recorded On: 06/30/2021 12:38 PM Recordings - Land

Parties: LEGACY SHORES PROPERTY OWNER ASSOCIATION

To: PUBLIC

Number of Pages: 4 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 34.00

**File Information:**

Document Number: 2021-00012243

Receipt Number: 2021-12931

Recorded Date/Time: 06/30/2021 12:38 PM

Recorded By: CHRISTI ANDREWS

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\*\*\*\*\*DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\*

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.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



*Mary Margaret Wright*

County Clerk  
Henderson County, Texas

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**Record and Return To:**

LEGACY SHORES PROPERTY OWNER  
1015A WEST SH 150

NEW WAVERLY, TX 77358



**AMENDMENT TO THE  
SITE & BUILDING REQUIREMENTS FOR  
LEGACY SHORES**

Pursuant to the Declaration of Covenants, Conditions and Restrictions for Legacy Shores, Section 6.8 and as recorded at Instrument Number 2021-00007879 in the Official Records of Henderson County, in Henderson County, Texas, the undersigned hereby amends the Site & Building Requirements as recorded at Instrument Number 2021-00007880 in the Official Records of Henderson County, in Henderson County, Texas, as follows:

**III. Site Planning,**

**Section D. Bulkheads, Piers Slips, Boathouses and Docks: shall be replaced in it's entirety to read as follows:**

- (a) Bulkheads, Docks, Piers and Boathouses are permitted for Waterfront Lots only (Lots 1 thru 63). All bulkheads and structures associated with, over, or in Lake Palestine must go through the process of and receive approval and permits from the Upper Neches River Municipal Water Authority (UNRMWA), prior to ARC submittal. The Guidance & Specifications for Construction are obtainable from the UNRMWA website <https://unrmwa.org>.
- (b) Boat Slips (see attached Exhibit "A") are designated for non-waterfront lots (Lots 64 thru 91). Lots Owners are responsible for all costs associated with building and maintaining their Slip and Boathouse. Slips and Boathouses shall be erected as in accordance with The Guidance & Specifications of the UNRMWA. Obtaining all required permits are the responsibility of the Owner prior to submittal to the ARC.

The following Lots are assigned a Lease Lots as follows:

<b>Acreage</b>		<b>Acreage</b>	
<b>Lot #</b>	<b>Lease Lot #</b>	<b>Lot #</b>	<b>Lease Lot #</b>
68	1	69	14
67	2	71	15
66	3	72	16
65	4	81	17
64	5	80	18
91	6	82	19
78	7	83	20
77	8	85	21
76	9	86	22
75	10	87	23
74	11	89	24
73	12	90	25
70	13	88	26
		84	27

All other terms and conditions of the Declaration shall remain the same.

EXECUTED this 10<sup>th</sup> day of June, 2021

**DEVELOPER:**

**LEGACY SHORES LAND, LLC,**  
a Delaware limited liability company

By: [Signature]

Its: Authorized Signatory

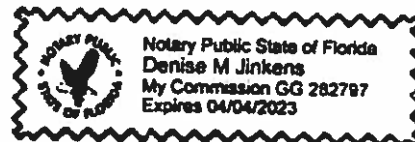
STATE OF Florida )  
County of Collier ) ss.

This instrument was acknowledged before me this 10<sup>th</sup> day of June, 2021 by  
Jonathan Riley as Authorized Signatory of Legacy Shores Land,  
LLC.

Notary [Signature]

My Commission expires: 4/4/2023

When Recorded Return To:  
Legacy Shores Property Owners Association  
1015A West SH 150  
New Waverly, TX 77358



# EXHIBIT "A"

JOINT USE AREA  
"SEE SHEET 4 of 5"

