

**SECOND 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 (Ancillary / Supportive)

A. Outbuildings - shall be replaced in it's entirety to read as follows:

An "outbuilding" is defined as any structure which is not attached to the main structure. This definition does not include bona fide additions to the main residence or garages, but does include storage sheds, workshops, detached garages, etc. No construction of outbuildings is allowed until such time as the primary home is constructed.

Storage Shed:

The colors should match/blend with the predominant exterior colors of the main residence; the materials should be similar to the materials used on the dwelling. It should have a peaked roof, no higher than eight feet (8') from the ground to the highest point, and a maximum of 10'x12' floor space. Larger capacity buildings may be allowed with prior ARC approval. Structures must comply with all building setbacks. Location must also be far enough away from fence to allow for drainage to occur entirely on the owner's lot. Storage building placed on a concrete slab on top of a utility easement will require letters of Consent to Encroach as it will not be considered portable. If a storage building is not on the utility easement, but on a slab, and can be moved, the ARC will consider it as portable.

No storage building can be built up against any side or rear wall of home unless its maximum height is less than 6 feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction, size and location.

And;

VI. Outbuildings

D. Storage Shed / Workshop - shall be replaced in it's entirety to read as follows:

Storage sheds or workshops shall not exceed nine (9) feet in height at the roof peak and 120 square feet in footprint size. Larger capacity buildings may be allowed with prior ARC approval. The outbuilding must be situated in the rear yard, concealed from the view of the front street to the greatest extent possible. On corner Lots, it shall be located away from the side street. Landscape screening may be requested by the ARC.

Payment Plan Policy – Instrument No. 2021-00012244, Official Public Records of Henderson County, Texas

Records Production Policy – Instrument No. 2021-00012245, Official Public Records of Henderson County, Texas

Records Retention Schedule – Instrument No. 2021-00011335, Official Public Records of Henderson County, Texas

Mailing Address/Contact Information
of the Association:

Legacy Shores Property Owners Assn
1015A West SH 150
New Waverly, TX 77358
936-647-6512
d.onstott@pattenco.com

Name and Mailing Address of
Person Managing the Association or
Designated Representative:

Deborah Onstott
Onstott Consulting LLC
P O Box 465
Paulden, AZ 86334

Resale Transfer fees:

\$175.00 payable to Legacy Shores POA

Signed this 10 day of October, 2021

By: 

As: Authorized Agent

Legacy Shores Property Owners Association, Inc.

(NOTARY ON FOLLOWING PAGE)

Storage sheds/workshops shall be constructed of brick, stucco, stone, or fiber cement siding painted to match the main house. Corrugated roofing is not permitted. All site-built sheds/workshops must be constructed on a concrete slab so as to become part of the real property. Pre-fabricated kits are also permitted for sheds. High quality metal construction may be utilized as long as all four sides of such an outbuilding shall have at least 3' (from the ground level) of stone, stucco, masonry or similar materials to match the Dwelling. Gravel foundations are permitted under pre-fabricated sheds that are supplied with integral floors.

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

EXECUTED this 10 day of October, 2021

DEVELOPER:

LEGACY SHORES LAND, LLC,
a Delaware limited liability company

By: [Signature]

Its: Authorized Agent

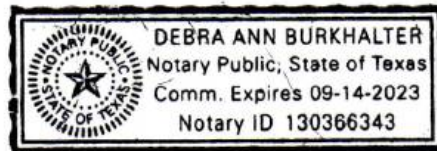
STATE OF Texas)
County of Walker) ss.

This instrument was acknowledged before me this 10 day of October, 2021
by Jon Riley as Authorized Agent of Legacy Shores Land,
LLC.

Notary Debra Ann Burkhalter

My Commission expires: 9/14/23

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



**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2021-00020041

As

Recorded On: 10/15/2021 02:51 PM **Recordings - Land**

Parties: LEGACY SHORES

To: PUBLIC

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 34.00

File Information:

Document Number: 2021-00020041

Receipt Number: 2021-23488

Recorded Date/Time: 10/15/2021 02:51 PM

Recorded By: Noemi Martinez

*******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



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

JON RILEY
1605 CURLEW AVE

NAPLES, FL 34102

