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Denton County  
Juli Luke  
County Clerk

**Instrument Number: 118015**

Real Property Recordings  
DECLARATION

Recorded On: September 21, 2016 02:59 PM

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

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\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*  
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
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SUZANNE K WEAVER  
1700 W OAK SHORES DR  
CROSSROADS TX 76227



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed heron, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

2015  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR OAK SHORES, PHASE ONE AND PHASE TWO

STATE OF TEXAS \*

KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF DENTON \*

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK SHORES, PHASE ONE AND PHASE TWO, is made on the date hereinafter set forth by Lake Lewisville's Oak Shores Property Owners Association.

W I T N E S S E T H:

WHEREAS, on February 23, 1995, the Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One was filed of record and is presently recorded as County Clerk's Instrument Number 95-R0010781 of the Real Property Records of Denton County, Texas (the "Declaration"); and

WHEREAS, on May 29, 1996, the Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One and Phase Two was filed of record and is presently recorded as County Clerk's Instrument Number 96-R0036120 of the Real Property Records of Denton County, Texas (the "Declaration"); and

WHEREAS, on September 9, 1996, the Phase One and Phase Two Declaration was amended by the Amendment to Restrictions (the "Amendment") recorded as County Clerk's Instrument Number 96-R0062634 of the Real Property Records of Denton County, Texas; and

WHEREAS, the Declaration recorded as Instrument Number 95-R0010781, and the Declaration and the Amendment recorded as Instrument Numbers 96-R0036120 and 96-R0062634, are hereinafter referred to, collectively, as the "Original Declaration;" and

WHEREAS the "Original Declaration," as delineated above, was Amended and Restated and recorded on September 14, 2007, as Instrument #2007-110284 in the Real Property Records of Denton County, Texas, and

WHEREAS, this 2015 Amended and Restated Oak Shores, Phase One and Phase Two Declaration, including corrections of scrivener's errors, has been approved by not less than two-thirds (2/3rds) of the existing Owners (Members) of Lots, as evidenced by the attached sworn certificate of a majority of the Board of Directors, pursuant to the requirements contained in Article IX, Section 9.02 of the 2007 Amended and Restated Declaration, with the intent that this 2015 Amended and Restated Oak Shores, Phase One and Phase Two Declaration shall constitute

the complete declaration of covenants, conditions and restrictions for the Lake Lewisville's Oak Shores Property Owners Association, and that the 2007 Amended and Restated Declaration, except as amended and restated herein, shall be of no further force or effect.

WHEREAS, the 2007 Amended and Restated Declaration affects that certain tract (the "Property") of land known as OAK SHORES of 171.647 Acres of land situated in Denton County, Texas (the "Subdivision"), with the Plats ("Plats") of Oak Shores, Phase One ("Phase One") and Phase Two ("Phase Two") as recorded in the office of the County Clerk of Denton County Texas, May 29, 1994, and February 23, 1995, in Cabinet M, Slide 135-140 and in Cabinet L, Slide 61, of the Map Records of Denton County, Texas,

NOW, THEREFORE, the Property shall be held, sold, occupied and conveyed subject to the following reservations, easements, liens, restrictions, covenants and conditions, applicable thereto, all of which are for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof. Phase One and Phase Two shall be subject to the jurisdiction of the "Association" (as hereinafter defined).

## ARTICLE I

### DEFINITIONS

Section 1.01 "Association" shall mean and refer to the Oak Shores Property Owners Association, and its successors and assigns.

Section 1.02 "Oak Shores" shall mean and refer to Phase One and Phase Two and any other phases of Oak Shores hereafter made subject to the jurisdiction of the Association.

Section 1.03 "Board of Directors" shall mean and refer to the Board of Directors of the Association.

Section 1.04 "Architectural Control Committee" or "ACC" shall mean and refer to that entity elected by the Board of Directors to discharge the duties and responsibilities described in Article IV.

Section 1.05 "Common Area" shall mean all real property (including the improvements thereto) within the Subdivision owned by the Association for the common use and enjoyment of the owners.

Section 1.06 "Contractor" shall mean and refer to the person or entity with whom an Owner contracts to construct a residential dwelling on such Owner's Tract.

Section 1.07 "Tract" shall mean and refer to any plot of land identified as a tract or home site on the Plats of Phase One and Phase Two. For purposes of this instrument, "Tract" shall not be deemed to include any portion of the "Common Areas" or "Unrestricted Reserves", (defined

herein as any Common Areas and Unrestricted Reserves shown on the Plats) in the Subdivision, regardless of the use made of such area.

Section 1.08 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Tract which is a part of the Subdivision, including (i) contract sellers (a seller under a Contract-for-Deed), but excluding those having such interest merely as security for the performance of an obligation.

## ARTICLE II

### RESERVATIONS, EXCEPTION AND DEDICATIONS

Section 2.01 Recorded Subdivision map of the Property. The Plats ("Plats") of Phase One and Phase Two dedicate for use as such, subject to the limitations as set forth therein, the roads, streets and easements shown thereon. The Plats further establish certain restrictions applicable to Phase One and Phase Two. All dedications, restrictions and reservations created herein or shown on the Plats, re-Plats or amendments of the Plats of Phase One and Phase Two recorded or hereafter recorded shall be construed as being included in each contract, deed, or conveyance executed or to be executed whether specifically referred to therein or not.

Section 2.02 Easements. The utility easements shown on the Plats or that have been or hereafter may be created by separate instrument recorded in the Real Property Records of Denton County, Texas, for the purpose of constructing, maintaining and repairing a system or systems of electric lighting, electric power, telegraph and telephone line or lines, storm surface drainage, cable television, or any other utility installed in, or to be installed, across and/or under Phase One and Phase Two are reserved for public use. All utility easements in Phase One and Phase Two may be used for the construction of drainage swells in order to provide for improved surface drainage of the Reserves, Common Area and/or Tracts. Any utility company serving Phase One and Phase Two shall have the right to enter upon any utility easement for the purpose of installation, repair and maintenance of their respective facilities. No utility company, political subdivision or other authorized entity using the easements herein referred to shall be liable for any damages done by them or their assigns, agents, employees, or servants, to fences, shrubbery, trees and lawns or any other property of the Owner on the property covered by said easements.

Section 2.03 Title Subject to Easements. It is expressly agreed and understood that the title conveyed to any of the Tracts by contract deed or other conveyance shall be subject to any easement affecting same for roadways or drainage, electric lighting, electric power, telegraph or telephone purposes and other easements hereafter granted affecting the Tracts. The Owners of the respective Tracts shall not be deemed to own pipes, wires, conduits or other service lines running through their Tracts which are utilized for or service other Tracts, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance and enjoyment of their Tract.

## Section 2.04 Utility Easements.

(a) Utility ground and aerial easements have been dedicated in accordance with the Plats and by separate recorded easement documents.

(b) No building shall be located over, under, upon or across any portion of any utility easement. The Owner of each Tract shall have the right to construct, keep and maintain concrete drives, fences, and similar improvements across any utility easement, and shall be entitled to cross such easements at all times for purposes of gaining access to and from such Tracts, provided, however, any concrete drive, fence, or similar improvement placed upon such Utility Easement by the Owner shall be constructed, maintained and used at Owner's risk and, as such, the Owner of each Tract subject to said Utility Easements shall be responsible for (i) any and all repairs to the concrete drives, fences and similar improvements which cross or are located upon such Utility Easements and (ii) repairing any damage to said improvements caused by the Utility District or any public utility in the course of installing, operating, maintaining, repairing, or removing its facilities located within the Utility Easements.

## Article III

### USE RESTRICTIONS

Section 3.01 Single Family Residential Construction. No building shall be erected, altered, placed or permitted to remain on any Tract other than one dwelling unit per each Tract to be used for residential purposes. Only one dwelling is allowed per lot and said dwelling shall be used as a single-family residence. Garages must be side or rear entry. Detached garages, workshops, and barns may be constructed on the property at the same time as the main dwelling is being built, or any time thereafter, so long as they are of good construction, kept in good repair, and are not used for residential purposes.

All dwellings, detached garages, workshops, barns, greenhouses, and other buildings or large structures must be approved by the Architectural Control Committee prior to being erected, altered or placed on the Property.

Specific requirements for greenhouses, detached metal and pre-fabricated buildings:

Greenhouses, metal and pre-fabricated detached buildings are only allowed if they are less than 144 square feet.

1. Greenhouses, metal and pre-fabricated buildings are not permitted in front of the face of the house and must be within the same lot boundary offsets as the house requirements (30 feet from front; 20 feet from sides and back).
2. Metal and pre-fabricated detached buildings' roof materials must be of flame retardant material.
3. Metal and pre-fabricated detached buildings must be side or rear entry.

4. Greenhouses shall be constructed only with tempered glass or polycarbonate panels on a metal or wood frame.
5. All greenhouses, metal and pre-fabricated buildings shall be kept in good repair.

Specific requirements for detached garages, workshops, barns, and other buildings larger than 144 square feet:

1. Detached garages, workshops, barns, and other buildings larger than 144 square feet require a cement foundation.
2. The exterior of detached garages, workshops, and barns larger than 144 square feet are required to have the same exterior as the house.
3. The roofing material for detached garages, workshops, and barns larger than 144 square feet is required to match the roofing material of the house.
4. Detached buildings are not permitted in front of the face of the house and must be within the same lot boundary offsets as the house requirements (30 feet from front; 20 feet from sides and back).

The term “dwelling” does not include single or double wide manufactured homes, and said manufactured homes are not permitted within the Subdivision. All dwellings must have at least 2400 square feet of living area, excluding porches, and be built with new construction material, seventy percent (70%) or greater masonry construction and flame retardant shingles for any shingles used. Any Residence shall be constructed to generally face the street. Any building, structure or improvement commenced on any Tract shall be completed as to exterior finish and appearance within six (6) months from the commencement date. As used herein, the term “residential purposes” shall be construed to prohibit mobile homes or trailers being placed on said Tracts, or the use of said Tracts for duplex houses, condominiums, townhouses, or apartment houses. The foregoing shall not preclude the onsite storage of one camper trailer or motor home per Tract. All Tracts shall be for residential purposes and all homes must be site constructed. All driveways shall be made of concrete.

Section 3.02 Composite Building Site. Any Owner of one or more adjoining Tracts (or portions thereof) may, with the prior written approval of the Architectural Control Committee, consolidate such Tracts or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side set-back lines shall be measured from the resulting side property lines rather than from the Tract lines as indicated on the Plat.

Section 3.03 Location of the Improvements upon the Tract. (a) The minimum dimension of lots and yards, and the minimum lot area per family shall be as follows, subject to Section 4.05 of these restrictions: (1) Lot area: the minimum lot area in this District shall be one acre; (2) Front Yard: there shall be a front yard having a minimum depth of 30 feet; (3) Side Yard: the minimum distance from the side building line to the property line shall be 20 feet or the sum of

the side yard dimensions on any lot measured along the front building lines shall be not less than twenty-five percent of the total width of the lot at the building line; (4) Rear Yard: the minimum distance from the rear building line to the property line shall be 20 feet; (5) Height Regulations: the maximum height shall not exceed forty feet (40').

(b) All dwellings must be equipped with septic tank or other sewage disposal system meeting all applicable laws, rules, standards and specifications, and all such dwellings must be served with water and electricity. Refer to Sewage Disposal Section 3.16 of these restrictions.

Section 3.04 Use of Temporary Structures. No structure of a temporary character, whether mobile home, camper trailer, motor home, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently.

Section 3.05 Portable storage units used to facilitate moving household goods and personal property may be located on the driveway, adjacent to the garage, for a maximum of 30 days.

Section 3.06 Greenhouses shall not be used for storage unrelated to horticultural purposes.

Section 3.07 Rainwater collection systems exceeding 55-gallon capacity shall have ACC approval prior to installation.

Section 3.08 Walls and Fences. Walls and fences, if any, must be approved prior to construction by the Architectural Control Committee. Fencing is not permitted in front of the face of the house or closer to the street than the 30' foot boundary offset.

Specific fencing requirements:

1. Open fencing (wrought iron, cast aluminum grill work, etc.) is encouraged.
2. Open fencing can enclose the total lot area, less the area in front of the face of the house or closer to the street than the 30' foot boundary offset.
3. Privacy fencing (solid continuous fencing) shall enclose no more than thirty-five percent (35%) of the total lot area.
4. No fence may exceed a height of six feet.
5. Wooden material fencing constructed of either cedar or redwood may be treated per item (7) below (recommended but not required).
6. All posts must be constructed of either steel or other metal with the exception of ranch style or split rail fencing.
7. All wood fencing material, other than cedar or redwood, must be pretreated or field treated with a paraffinic oil-based stain. The property owner will be required

to provide proof of this to the ACC within 30 days of the fencing completion.

8. Any fencing constructed adjacent to either a Wildlife Management Area or the Corps of Engineers Property cannot be of solid, continuous character.
9. Town of Cross Roads regulations require a fence around swimming pools with a minimum height of 48 inches.
10. All fencing shall be kept in good repair.

Section 3.09 Prohibition of Offensive Activities. No Activity, whether for profit or not, shall be conducted on any tract which is not related to single family residential purposes, unless said activity meets the following criteria: (a) no additional exterior sign of activity is present, (b) it is the type of activity that usually happens in a home, (c) no additional traffic, that would not be there normally, is created, and (d) nothing dangerous is present that shouldn't be there. This restriction is waived in regard to the customary sales activities required to sell homes in the Subdivision. The discharge or use of firearms is expressly prohibited. The Association shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 3.10 Garbage and Trash Disposal. Garbage and trash or other debris accumulated in this Subdivision shall not be permitted to be dumped at any place upon adjoining land where a nuisance to any residence of this Subdivision is or may be created. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate, shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 3.11 Motor Vehicles. Any unlicensed motor vehicles shall be garaged. Any vehicle stored outside on a tract shall have a current state registration including a valid license plate and valid safety inspection sticker. Automobiles registered as an antique automobile shall meet all state requirements for registration but may be exempt from state safety inspection as law permits. Antique automobiles must be kept in good repair or garaged. No motor bikes, motorcycles, motor scooters or other vehicles of that type shall be permitted in the Subdivision, if they are a nuisance by reason of noise or manner of use. With the exception of short term parking for special events, no parking will be permitted on any road or street in the Subdivision.

Section 3.12 Signs. No signs, advertisement, billboards or advertising structure of any kind may be erected or maintained on any Tract without the consent in writing of the Architectural Control Committee, except one (1) professionally made sign not more than twenty-four inches (24") by twenty-four inches (24"), advertising an Owner's Tract for sale or rent, (1) professionally made sign, not more than twelve inches (12") wide by twenty-four inches (24") long identifying the tract owner's name or names. There shall be no restriction on professionally made political yard signs placed on a property by the property owner within 30 days of an election. Political signs may not be placed on property without property owner's



permission. Political signs shall be removed within 10 days after the election per Section 202.009 of the Texas Property Code. Any Association Board member, or any member of the ACC shall have the right to remove any such sign, advertisement or billboard or structure which is placed on any Tract in violation of these restrictions, and in doing so, shall not be liable, and is hereby expressly relieved from, any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 3.13 Animal Husbandry. No animals shall be kept on a tract so as to be a nuisance to adjoining property owners. No equine, large exotic animals, livestock including wild and domesticated fowl shall be allowed. No pets are to run at large in the Subdivision. All pets must be on a leash if not on owner's property.

Section 3.14 Drainage. Natural established drainage patterns of streets, tracts or roadway ditches will not be impaired by any person or persons. Driveway culverts must be installed and will be of sufficient size to afford proper drainage of ditches without backing water up into ditch or diverting flow. Drainage culvert must be constructed of concrete or metal and must have a minimum diameter of 12 inches.

Section 3.15 Satellite Dish and Antennae. Satellite dishes with a dimension exceeding 40 inches are not permitted. Any antenna extending more than 12 feet above the roofline must have prior ACC approval. Large antennae for radio communications such as Ham Radio or Amateur Radio are not permitted.

Section 3.16 Sewage Disposal. All dwellings must be equipped with a sewage disposal system that meets or exceeds all applicable laws, rules, standards and specifications of State, County, or City Health Department regulations and requirements for sewage disposal. Procedures that should be followed as a minimum: (1) Percolation Test by licensed person or persons otherwise qualified by law; (2) Permit from the local Health Department authority; (3) Installation by qualified person; (4) Inspection and approval by qualified County/City inspector.

#### ARTICLE IV

#### ARCHITECTURAL CONTROL COMMITTEE (ACC)

##### Section 4.01 Basic Control.

(a) No building or other improvements of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design or exterior appearance thereof (excluding, without limitation, painting, staining or siding), or any addition or exterior alteration made thereto after original construction, or demolition or destruction by voluntary action made thereto after original construction, on a Tract in the Subdivision without the necessary approval (as hereinafter provided) from the ACC, of the construction plans and specifications for the construction or alteration of such improvements or demolition or destruction of existing improvements by voluntary action.

(b) Each application made to the ACC under Section 4.02 below shall be accompanied by three sets of plans and specifications for all proposed construction (initial or alteration) to be done on such Tract, including plot plans showing location on the tract.

#### Section 4.02 Architectural Control Committee.

(a) The authority to grant or withhold architectural control approval as referred to above is vested in the Architectural Control Committee of the Association (sometimes herein referred to as the "ACC").

(b) The Association membership shall elect a committee of three (3) members to be known as the Oak Shores Architectural Control Committee, and two (2) members shall constitute a quorum. Each member of the Committee must be an Owner of property in some Phase of the Oak Shores Subdivision.

Section 4.03 Effect of Inaction. Approval or disapproval as to architectural control matters, as set forth in the preceding provisions of the Declaration shall be in writing. In the event that the ACC fails to approve or disapprove in writing any plans and specifications and plot plans received by it in compliance with the preceding provisions within thirty (30) days following such submissions, such plans and specifications and plot plan shall be deemed approved and the construction of any such building and other improvements may be commenced and proceeded with in compliance with all such plans and specifications and plot plan and all of the other terms and provisions hereof.

Section 4.04 Effect of Approval. The granting of the aforesaid approval (whether in writing or by lapse of time) shall constitute only an expression of opinion by the ACC that the terms and provisions hereof shall be complied with if the building and/or improvements are erected in accordance with said plans and specifications and plot plan; and such approval shall not constitute any nature of waiver or estoppel either as to the persons expressing such approval or any other person in the event that such building and/or improvements are not constructed in accordance with such plans and specifications and plot plan, but, nevertheless, fail to comply with the provisions hereof. Further, no person exercising any prerogative of approval or disapproval shall incur any liability by reasons of the good faith exercise thereof.

Section 4.05 Variance. The ACC may authorize variances from compliance with any of the provisions of this Declaration or minimum acceptable construction standards or regulations and requirements as promulgated from time to time by the ACC when circumstances such as topography, natural obstructions, Tract configuration, Tract size, hardship, aesthetic or environmental consideration may require a variance. The ACC reserves the right to grant variances as to building setback lines, minimum square footage of the residence and other items. Such variances must be evidenced in writing and shall become effective when signed by at least a majority of the members of the ACC. If any such variances are granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance is granted; provided, however, that the granting of a variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall the

granting of any variance by the ACC, affect in any way the Owner's obligation to comply with all governmental laws and City ordinances and regulations affecting the property concerned and the Plats.

## ARTICLE V

### OAK SHORES PROPERTY OWNERS ASSOCIATION

Section 5.01 Membership. Every person or entity who is a record owner of any Tract which is subject to the Maintenance Charge (or could be following the withdrawal of an exemption therefrom) and other assessments provided herein, including contract sellers, shall be a "Member" of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or those having only an interest in the mineral estate. Owners shall have one membership for each Tract owned by such Member. Memberships shall be appurtenant to and may not be separated from the ownership of the Tracts. Regardless of the number of persons who may own a Tract (such as husband and wife, or joint tenants, etc.) there shall be but one membership for each Tract. Additionally, the Directors of the Association shall also be Members of the Association (as more particularly described in the Bylaws). Ownership of the Tracts shall be the sole qualification for membership. The voting rights of the Members are set forth in the Bylaws of the Association.

Section 5.02 Non-Profit Corporation. Oak Shores Property Owners Association, Inc., a non-profit corporation, has been organized and it shall be governed by the Articles of Incorporation and Bylaws of said Association; and all duties, obligations, benefits, liens and rights hereunder in favor of the Association shall vest in said corporation.

Section 5.03 Bylaws. The Association has adopted or may adopt whatever Bylaws it may choose to govern the organization or operation of the Subdivision and the use and enjoyment of the Tracts and Common Areas, provided that the same are not in conflict with the terms and provisions hereof.

Section 5.04 Owners Right of Enjoyment. Every owner shall have a beneficial interest of use and enjoyment in and to the Common Areas and such right shall be appurtenant to and shall pass with the title to every assessed Tract, subject to the following provisions:

- (a) the right of the Association, with respect to the Common Areas, to limit the number of guests of Owners;
- (b) the right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Areas;
- (c) the right of the Association to suspend the Member's and "Related Users" (as hereinafter defined) right to use any recreational facilities within the Common Areas during any period in which the Maintenance Charge or any assessment against his Tract remains unpaid;

(d) the right of the Association to suspend the Member's and Related Users' right to use any recreational facilities within the Common Area, after notice and hearing by the Board of Directors, for the infraction or violation by such Member or Related Users of this Declaration or the "Rules and Regulations", as hereinafter defined, which suspension shall continue for the duration of such infraction or violation, plus a period not to exceed sixty (60) days following the cessation or curing of such infraction or violation.

## ARTICLE VI

### MAINTENANCE FUND

Section 6.01 Maintenance Fund Obligation. Each Owner of a Tract by acceptance of a deed therefore, whether or not it shall be expressed in any such deed or other conveyance, is deemed to covenant and agreed to pay to the Association a maintenance charge (the "Maintenance Charge"), and any other assessments or charges hereby levied. The Maintenance Charge and any other assessments or charges hereby levied, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the Tracts and shall be a continuing lien upon the property against which each such Maintenance Charge and other charges and assessments are made.

#### Section 6.02 Basis of the Maintenance Charge

(a) The Maintenance Charge referred to shall be used to create a fund to be known as the "Maintenance Fund", which shall be used as herein provided; and each such Maintenance Charge (except as otherwise hereinafter provided) shall be paid by the Owner of each Tract (or residential building site) to the Association. The Maintenance Charge shall be paid annually, in advance, on or before the first day of the first month of each calendar year. Provided, however, that if an Owner owns more than one tract in the Subdivision, such Owner shall pay only twice the assessment of one (1) Tract, no matter how many Tracts are owned. In the event an Owner obtains consent from the ACC for a Composite Building site pursuant to Section 3.02 hereof, such Composite Building Site shall be considered one Tract beginning upon the completion of the improvements thereon.

(b) Any Maintenance Charge not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the hereinafter described lien against the Owner's Tract. No Owner may waive or otherwise escape liability for the Maintenance Charge by non-use of any Common Areas or recreational facilities available for use by Owners of the subdivision or by the abandonment of his Tract.

(c) The exact amount of the Maintenance Charge applicable to each Tract will be determined by the Board of Directors of the Association. All other matters relating to the Maintenance Charge and the collection, expenditures and administration of the Maintenance Fund shall be determined by the Board of Directors of the Association, subject to the provision hereof.

(d) The Association shall have the further right at any time, with a majority vote of all Association members, to adjust or alter said Maintenance Charge from year to year as it deems proper to meet the reasonable operation expenses and reserve requirements of the Association in order for the Association to carry out its duties hereunder.

**Section 6.03 Creation of Lien and Personal Obligation.** In order to secure the payment of the Maintenance Charge, and other charges and assessments hereby levied, each Owner of a Tract in the Subdivision, by such party's acceptance of a deed thereto, hereby grants to the Association a contractual lien on such Tract which may be foreclosed on under the provisions of Chapter 209 of the Texas Property Code (and any successor statute); and each such owner hereby expressly grants the Association a power of sale in connection therewith. The Association shall, whenever it proceeds with foreclosure pursuant to the provisions of said Chapter 209 of the Texas Property Code and said power of sale, designate in writing a Trustee to post or cause to be posted all required notices of such foreclosure sale and to conduct such foreclosure sale. The Trustee may be changed at any time and from time to time by the Association by means of written instrument executed by the President or any Vice-President of the Association and filed for record in the Real Property Records of Denton County, Texas. In the event that the Association has determined to foreclose the lien provided herein pursuant to the provisions of said Chapter 209 of the Texas Property Code and to exercise the power of sale hereby granted, the Association, or the Association's agent, shall give notice of foreclosure sale as provided by the Texas Property Code as then amended. Upon request by Association, Trustee shall give any further notice of foreclosure sale as may be required by the Texas Property Code as then amended, and shall convey such Tract to highest bidder for cash by the General Warranty Deed. Out of the proceeds of such sale, if any, there shall first be paid all expenses incurred by the Association in connection with such default, including reasonable attorney's fees and a reasonable trustee's fee; second, from such proceeds there shall be paid to the Association an amount equal to the amount in default; and third, the remaining balance shall be paid to such Owner. Following any such foreclosure, each occupant of any such Tract foreclosed on and each occupant of any improvements thereon shall be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgment for possession in an action of forcible detainer and the issuance of a writ of restitution thereunder.

In the event of non-payment by any owner of any Maintenance Charge or other charge or assessment levied hereunder, the Association may, in addition to foreclosing the lien hereby retained, and exercising the remedies provided herein, upon ten (10) days prior written notice thereof to such nonpaying Owner, exercise all other rights and remedies available at law or in equity.

It is the intent of the provisions of this Section 6.03 to comply with the provisions of said Chapter 209 of the Texas Property Code, including, but not limited to, Prerequisites to Foreclosure, Judicial Foreclosure, Notice After Foreclosure Sale, Right of Redemption After Foreclosure, sales by power of sale and, in the event of the amendment of said Chapter 209 of the Texas Property Code hereafter, the President or any Vice-President of the Association, acting without joinder of any other Owner or mortgagee or other person may, by amendment to this Declaration filed in the Real Property Records of Denton County, Texas, amend the provision hereof so as to comply with said amendments to Chapter 209 of the Texas Property Code.

#### Section 6.04 Alternative Payment Schedule

Any Owner who is delinquent in payments for regular assessments, special assessments, penalties or fines assessed by the Association may petition the Board of Directors for an alternative payment schedule. If approved by the Board, the alternative payment schedule shall extend for a minimum of three months to a maximum of eighteen months from the date of the owner's petition.

Section 6.05 Notice of Lien. In addition to the right of the Association to enforce the Maintenance Charge or other charge or assessment levied hereunder, the Association may file a claim or lien against the Tract of the delinquent Owner by recording a notice ("Notice of Lien") setting forth (a) the amount of the claim of delinquency, (b) the interest and costs of amount of claim of delinquency, (c) the interest and costs of collection which have accrued thereon, (d) the legal description and street address of the Tract against which the lien is claimed and (e) the name of the Owner thereof. Such Notice of Lien shall be signed and acknowledged by an officer of the Association or other duly authorized agent of the Association. The lien shall continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied. When all amounts claimed under the Notice of Lien and all other costs and assessments which may have accrued subsequent to the filing of the Notice of Lien have been fully paid or satisfied, the Association shall execute and record a notice releasing the lien upon payment by the Owner of a reasonable fee as fixed by the Board of Directors to cover the preparation and recordation of such release of lien instrument.

Section 6.06 Liens Subordinate to Mortgages. The lien describe in this Article VI shall be deemed subordinate to a first lien or other liens of any bank, insurance company, savings and loan association, university, pension and profit sharing trusts or plans, or any other third party lender which may have heretofore or may hereafter lend money in good faith for the purchase or improvement of any Tract and any renewal, rearrangement or refinancing thereof. Each such mortgagee encumbering a Tract who obtains title to such Tract pursuant to the remedies provided in the deed of trust or mortgage or by judicial foreclosure shall take title to the Tract free and clear of any claims for unpaid Maintenance Charges or other charges of assessments against such Tract which accrued prior to the time such holder acquired title to such Tract. No such sale or transfer shall relieve such holder acquiring title to a Tract from liability for any Maintenance Charge or other charges or assessments thereafter becoming due or from the lien thereof. Any other sale or transfer of a Tract shall not affect the Association's lien for Maintenance Charges or other charges or assessments. The Association shall give to any other lienholder of record on the property whose lien is inferior or subordinate to the Association's lien and is evidenced by a deed of trust sixty (60) days advance written notice of the Association's proposed foreclosure of the lien described in Section 6.01 hereof, which notice shall be sent to the address of such lienholder as shown in the deed records by Certified mail, return receipt requested, and shall contain a statement of the delinquent Maintenance Charges or other charges or assessments upon which the proposed action is based, thereby giving such lienholder an opportunity to cure the delinquency.

Section 6.07 Purpose of the Maintenance Charge. The Maintenance Charge levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the Owners of the Subdivision and other portions of the Annexable Area which hereafter may become subject to the jurisdiction of the Association. In particular, the Maintenance Charge shall be used for any improvement or services in furtherance of these purposes and the performance of the Association's duties described in Article VII, including the maintenance of any Common Areas, any Drainage Easements and the establishment and maintenance of a reserve fund for maintenance of any Common Areas. The Maintenance Fund may be expended by the Association for any purposes which, in the judgment of the Association, will tend to maintain the property values in the Subdivision, including, but not limited to, providing funds for the actual cost to the Association of all taxes, insurance, repairs, energy charges, replacement and maintenance of the Common Area as may from time to time be authorized by the Association. Except for the Association's use of the Maintenance Charge to perform its duties described in this Declaration and in the Bylaws, the use of the Maintenance Charge for any purpose is permissive and not mandatory. It is understood that the judgment of the Association as to the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

Section 6.08 Exempt Property. The following property subject to this Declaration shall be exempt from the Maintenance Charge and all other charges and assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) the Common Area and; (c) all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Texas; however, no land or improvements devoted to dwelling use shall be exempt from said Maintenance Charge.

Section 6.09 Handling of Maintenance Charges. The collection and management of the Maintenance Charge or other charge or assessment levied hereunder, shall be performed by the Association. The Association shall maintain separate special accounts for these funds, and Owners shall be provided, at least annually, information on the Maintenance Fund.

## ARTICLE VII

### DUTIES AND POWERS OF THE PROPERTY OWNERS ASSOCIATION

Section 7.01 General Duties and Powers of the Association. The Association has been formed to further the common interest of the Members. The Association, acting through the Board of Directors or through persons to whom the Board of Directors has delegated such powers, (and subject to the provisions of the Bylaws,) shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interest of the Members, to maintain, improve and enhance the Common Areas and to improve and enhance the attractiveness, desirability and safety of the Subdivision. The Association shall have the authority to act as the agent to enter into any and all contracts on behalf of the Members in order to carry out the duties, powers and obligations of the Association as set forth in this Declaration. The Association may build fences, construct improvements and do such things as may be prudent or required by ordinance, law regulation, and insurance requirements or as may be reasonable to promote the health, safety and welfare of the residents

or the public. Fees and costs for enforcement of these restrictions may be charged as part of the maintenance assessments.

**Section 7.02 Duty to Manage and Care for the Common Area.** The Association shall manage, operate, care for, maintain and repair all Common Areas and keep the same in a safe, attractive and desirable condition for the use and enjoyment of the Members. The duty to operate, manage and maintain the Common Areas shall include, but not be limited to the following: establishment, operation and maintenance of a security system, if any, for the Subdivision; management, maintenance, repair and upkeep of the subdivision entrance and other common areas.

**Section 7.03 Other Insurance Bonds.** The Association shall obtain such insurance as may be required by law, including workmen's compensation insurance, and shall have the power to obtain such other insurance and such fidelity, indemnity or other bonds as the Association shall deem necessary or desirable.

**Section 7.04 Duty to Prepare Budgets.** The Association shall prepare budgets for the Association, which budgets shall include a reserve fund for the maintenance of all Common Areas.

**Section 7.05 Duty to Levy and Collect the Maintenance Charge.** The Association shall levy, collect and enforce the Maintenance Charge and other charges and assessments as elsewhere provided in this Declaration.

**Section 7.06 Duty to Provide Annual Review.** The Association shall provide for an annual unaudited independent review of the accounts of the Association. Copies of the review shall be made available to any Member who requests a copy of the same upon payment by such Member of the reasonable cost of copying the same.

**Section 7.07 Duties with Respect to Architectural Approvals.** The Association shall perform functions to assist the ACC as elsewhere provided in Article IV of this Declaration.

**Section 7.08 Power to Acquire Property and Construct Improvements.** The Association may acquire property or an interest in property (including leases) for the common benefit of Owners including improvements and personal property. The Association may construct improvements on the Property and may demolish existing improvements. The Association may institute suit and collect sums due and may take such actions as may be necessary or prudent in foreclosing maintenance liens and selling foreclosed properties on such terms as the Association in its sole discretion may deem advisable.

**Section 7.09 Power to Adopt Rules and Regulations.** The Association may adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association.



#### Section 7.10 Power to Enforce Covenants, Conditions and Restrictions.

Any member of the Association who wishes to correct a perceived violation of the CCR's shall utilize the Grievance Process described on the Association's website under the CCR Committee. If the CCR Committee finds that a violation of the CCR's exists, they will attempt to resolve the violation using the process described in the CCR Committee's Principles of Operation as described on the Association's website. If the violation cannot be resolved, the CCR Committee shall refer the grievance to the Board of Directors for its consideration.

The Board will provide registered notice of the alleged violation to the subject property owner, advising that a hearing before the Board has been scheduled. A representative of the CCR Committee shall attend the hearing and report the Committee's findings. The subject property owner shall be allowed to present arguments in support of his/her position.

If the Board determines, after consideration of the information presented at the hearing, that a violation of the CCR's does exist, necessary action shall be undertaken to correct the violation. Depending on the circumstances, the Board may direct the subject property owner to correct the violation within a specific time period, or the Board may initiate any other necessary action to correct the violation. If the subject property owner does not correct the violation in the time period set by the Board, the Board may initiate any other action necessary to correct the violation.

If the property owner disagrees with the finding of the Board, he may within seven days of the Board Hearing request an opportunity to appeal the Board's decision to the membership at large. This request must be made in writing and be accompanied with an appeal fee equal to the amount of the Annual Assessment. Upon receipt of the request and the appeal fee, the Board shall schedule a membership meeting within sixty days to consider the member's appeal. The membership shall be notified of the appeal meeting using the normal notification process. For the purposes of considering the member's appeal, ten percent of the membership shall constitute a quorum. The appeal shall be decided by a majority vote, one vote per lot, of those members present. In the event of a tie vote, the majority vote of an odd number of the Association's board members, with a minimum of three members, shall be the deciding vote.

If the appealing member attends the appeal meeting, the appeal fee shall be refunded. If the appealing member does not attend the meeting, the appeal fee will be forfeited.

Any legal or other costs incurred by the Association in correcting the violation and/or collecting penalties assessed shall be repaid by the member found to be in violation of the CCR's.

Penalties shall be levied at the rate of an amount equal to (\$100.00) one hundred dollars per day. Such penalties shall accrue from the date the Board set as the time period for the owner to correct the violation, or from the day following the Board Hearing if the Board initiates corrective action independent of the property owner. Should the member choose to appeal the Board's decision, and if the Board's decision is upheld by the membership, penalties shall accrue from the day

following the membership's denial of the appeal. Each day the violation continues shall be deemed a separate violation.

The Board shall have the authority to waive penalties due to extenuating circumstances. Should the Board exercise its discretion to waive any penalties, the rationale for that decision shall be recorded in the regular meeting minutes of the Board meeting when the decision is made.

Failure of the Association or of any member to take any action upon any breach or default with respect to any of the foregoing violations shall not be deemed a waiver of their right to take enforcement action thereafter or upon a subsequent breach or default.

Section 7.11 Power to Grant Easements. In addition to any blanket easements described in this Declaration, the Association shall have the power to grant access, utility, drainage, water facility and other such easements in, on, over or under the Common Area.

## ARTICLE VIII

### GENERAL PROVISIONS

Section 8.01 Term. The provisions hereof shall run with all property in the Subdivision and shall be binding upon all Owners and all persons claiming under them for a period of forty (40) years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by not less than 67% of the Owners of the Tracts has been recorded agreeing to amend or change, in whole or in part, this Declaration. No waiver of enforcement of these restrictions shall be effective unless made in writing. Failure to enforce these restrictions may not be relied upon as any waiver. No purchaser may rely on any inaction or failure to enforce these restrictions by way of waiver or laches. The County government and any city government having jurisdiction are expressly authorized by these restrictions to enforce these restrictions to the extent of the law.

Section 8.02 Amendments. This Declaration may be amended or changed, in whole or in part, at any time by the written agreement or signed ballot of Owners entitled to cast not less than 67% of the votes of all of the Owners. If the Declaration is amended by a written instrument signed by those Owners entitled to cast not less than 67% of all of the votes of the Owners of the Association, such amendment must be approved by said Owners within three hundred sixty-five (365) days of the date the first Owner executes such amendment. The date an Owner's signature is acknowledged shall constitute prima facie evidence of the date of execution of said amendment by such Owner. Those Members (Owners) entitled to cast not less than 67% of all of the votes of the Members of the Association may also vote to amend this Declaration, in person, or by proxy, at a meeting of the Members duly called for such Purpose, written notice of which shall be given to all Owners at least ten (10) days and not more than sixty (60) days in advance and shall set forth the purpose of such meeting. Notwithstanding any provision contained in the Bylaws to the contrary, a quorum, for purposes of such meeting, shall consist of not less than seventy percent (70%) of all of the Members (in person or by proxy) entitled to vote. Any such amendment shall become effective when an instrument is filed for record in the

Real Property Records of Denton County, Texas, accompanied by a certificate signed by a majority of the Board of Directors, stating that the required number of Members (Owners) executed the instrument amending this Declaration or cast a written vote, in person or by proxy, in favor of said amendment at the meeting called for such purpose. Copies of the written ballots pertaining to such amendment shall be retained by the Association for a Period of not less than three (3) years after the date of filing of the amendment or termination.

Section 8.03 Severability. Each of the provisions of this Declaration shall be deemed independent and severable and the invalidity or un-enforceability or partial invalidity or partial un-enforceability of any provision or portion hereof shall not affect the validity or enforceability of any other provision.

Section 8.04 Liberal Interpretation. The provisions of this Declaration shall be liberally construed as a whole to effectuate the purpose of this Declaration.

Section 8.05 Successors and Assigns. The provisions hereof shall be binding upon and inure to the benefit of the Owners, and the Association, and their respective heirs, legal representatives, executors, administrators, successors and assigns.

Section 8.06 Effect of Violations on Mortgages. No violation of the provisions herein contained, or any portion thereof, shall affect the lien of any mortgage or deed of trust presently or hereafter placed of record or otherwise affect the rights of the mortgagee under any such mortgage, the holder of any such lien or beneficiary of any such deed of trust; and any such mortgage, lien or deed of trust may, nevertheless, be enforced in accordance with its terms, subject, nevertheless, to the provisions herein contained.

Section 8.07 Terminology. All personal pronouns used in this Declaration and all exhibits attached hereto, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural and vice versa. Title of Articles and Sections are for convenience only and neither limit nor amplify the provision of this Declaration itself. The terms "herein", "hereof" and similar terms, as used in this instrument, refer to the entire agreement and are not limited to referring only to the specific paragraph, section or article in which such terms appear. All references in this Declaration to Exhibits shall refer to the Exhibits attached hereto.

IN WITNESS WHEREOF, the undersigned, being the President of the Board of Directors, has hereunto set his hand this the 16 day of September, 2016.

LAKE LEWISVILLE'S OAK SHORES  
PROPERTY OWNERS ASSOCIATION

BY: Alan Hauf  
President – Alan Hauf

STATE OF TEXAS           \*  
  \*  
COUNTY OF DENTON       \*

This instrument was acknowledged before me on the 16 day of September, 2016 by Alan Hauf, President of Lake Lewisville's Oak Shores Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purposes therein expressed and in the capacity therein stated.



Suzanne Weaver  
Notary Public, State of Texas

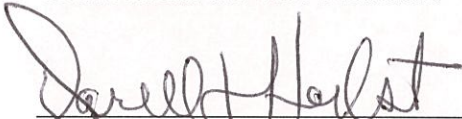
Return to  
Suzanne Weaver  
1700 W Oak Shores Cir  
Crossroads, TX 76227

CERTIFICATE  
OF  
LAKE LEWISVILLE'S OAK SHORES PROPERTY OWNERS ASSOCIATION

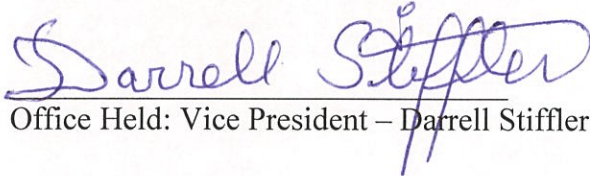
The signatures of a majority of the members of the Board of Directors of Lake Lewisville's Oak Shores Property Owners Association as set forth below certify that the attached 2015 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One and Phase Two was presented, voted upon, and approved in accordance with the requirements of Article IX, Section 9.02 of the 2007 Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Shores, Phase One and Phase Two on December 31, 2015.



Office Held: Sr. Vice President – Robert M. Gorton



Office Held: Treasurer – Darell J. Herbst

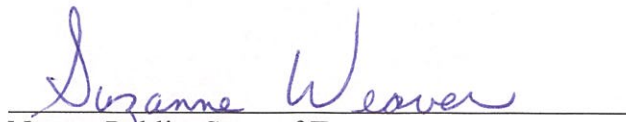
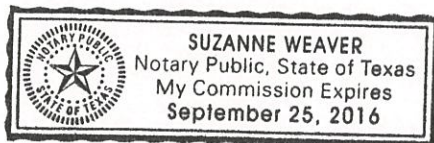


Office Held: Vice President – Darrell Stiffler

STATE OF TEXAS

COUNTY OF DENTON

Sworn to before me by Bob Gorton, and Darell Herbst, and Darrell Stiffler, being a majority of the Board of Directors of the Lake Lewisville's Oak Shores Property Owners Association, this 16 day of September, 2016.



Notary Public, State of Texas  
Suzanne Weaver