

AFTER RECORDING, PLEASE RETURN TO:

Ronald Hathcock
1184 The Shores Drive
Corsicana, Texas 75109

00002768

**FIFTH AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE SHORES AT RICHLAND CHAMBERS LAKE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF NAVARRO

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This FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS Amendment is made as of the date listed below by P.O.A. of the Shores, Inc., a Texas nonprofit corporation (hereinafter referred to as "Association").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for THE SHORES ON RICHLAND CHAMBERS LAKE is recorded in Volume 1784, Page 632 and under Clerk's Doc. No. 9967 in the Official Public Records of Navarro County, Texas (the "Declaration"); and

WHEREAS, the Declaration was amended by that certain First Amendment of the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, recorded in Volume 1814, Page 230, Official Real Property Records of Navarro County, Texas (the "First Amendment"); and

WHEREAS, the Declaration was amended by that certain Second Amendment of the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, recorded in Volume 1827, Page 590, Official Real Property Records of Navarro County, Texas (the "Second Amendment"); and

WHEREAS, the Declaration was amended by that certain Third Amendment of the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, recorded as Document No. 9274 in the Official Real Property Records of Navarro County, Texas (the "Third Amendment"); and

WHEREAS, the Declaration was amended by that certain Fourth Amendment of the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, recorded as Document No. 9680 in the Official Real Property Records of Navarro County, Texas (the "Fourth Amendment"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain First Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 2, recorded in Volume 1818, Page 338, Official Real Property Records of Navarro County, Texas (the "First Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 3, recorded in Volume 1818, Page 342, Official Real Property Records of Navarro County, Texas (the "Second Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Third Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 4, recorded in Volume 1818, Page 347, Official Real Property Records of Navarro County, Texas (the "Third Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, All Phases, filed as Document No. 00010619, Official Real Property Records of Navarro County, Texas (the "Fourth Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Fifth Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 5, filed as Document No. 00002544, Official Real Property Records of Navarro County, Texas (the "Fifth Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Sixth Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 6, filed as Document No. 00002700, Official Real Property Records of Navarro County, Texas (the "Sixth Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Seventh Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 7, filed as Document No. 00002889, Official Real Property Records of Navarro County, Texas (the "Seventh Supplemental Declaration"); and

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Eighth Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 8, filed as Document No. 00002890, Official Real Property Records of Navarro County, Texas (the "Eighth Supplemental Declaration"); and

Fifth Amendment To The Declaration
of Covenants, Conditions and Restrictions
For The Shores At Richland Chambers Lake

WHEREAS, additional real property was subjected to the Declaration by virtue of that certain Ninth Supplemental Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, Phase 10, filed as Document No. 00009681, Official Real Property Records of Navarro County, Texas (the "Ninth Supplemental Declaration"); and

WHEREAS, the Declaration, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the First Supplemental Declaration, the Second Supplemental Declaration, the Third Supplemental Declaration, the Fourth Supplemental Declaration, the Fifth Supplemental Declaration, the Sixth Supplemental Declaration, the Seventh Supplemental Declaration, the Eighth Supplemental Declaration, and the Ninth Supplemental Declaration are hereinafter referred to, collectively, as the "Master Declaration".

WHEREAS, pursuant to Section 10.06 of the Master Declaration provides that the Master Declaration may be amended, in whole or in part, by written agreement or by signed ballots voting for such amendment, of not less than two-thirds (2/3rds) of all of the Owners of the Subdivision in person or by proxy, at the meeting called for such purpose; and

WHEREAS, the Fifth Amendment to the Master Declaration, as set forth herein with specificity, was approved at a meeting of the Association called for such a purpose, by a vote of not less than two-thirds (2/3rds) of all of the Owners of the Subdivision in person or by proxy.

NOW, THEREFORE, The Association hereby declares that all of the property described in Exhibit "A" attached hereto ("The Shores") shall be held, sold, used and conveyed subject Master Declaration and the restrictions, covenants and conditions contained in this Fifth Amendment, which shall run with the title to the real property subjected to this Fifth Amendment. The Master Declaration and this Fifth Amendment shall be binding upon all parties having any right, title or interest in any portion of The Shores, their heirs, successors, successors in title and assigns, and shall inure to the benefit of each owner of any portion of The Shores. Wherever a conflict exists between the Master Declaration and this Fifth Amendment, this Fifth Amendment shall be controlling.

NOW, THEREFORE, the Master Declaration is hereby amended as follows:

SECTION VII

7.02. Basis of the Maintenance Charge

7.02.1. 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 for the year of purchase shall be pro-rated at closing and then shall be paid annually, in advance, on or before the first day of the first month of each calendar year. All Owners who own two (2) or more Tracts before the effective date of this amendment are grandfathered and such owners are required to only pay two (2) assessments no matter how many Tracts are owned. Commencing on the effective date of this amendment, Owners who own more than one (1) Tract shall pay an assessment for each newly acquired Tract. In the event the Owner obtains consent from the Committee for a Composite Building Site pursuant to Paragraph 3.02 hereof and replats two (2) or more Tracts into one Composite Building Site, such Composite Building Site shall be considered for the Maintenance Charge as one (1) Tract upon recording of the replat.

The terms and provisions of the Master Declaration, except as modified herein, are hereby declared to be in full force and effect. Unless otherwise defined herein, all capitalized terms used herein shall have the meanings set forth in the Master Declaration.

IN WITNESS WHEREOF, the undersigned has caused this Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake to be filed with the office of the Navarro County Clerk.

P.O.A. of The Shores, Inc.

By: 

Ronald C Hathcock

Its: **President**

Board of Directors

P.O.A. of The Shores, Inc.

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

BEFORE ME, the undersigned Notary Public, on this day appeared Ronald C Hathcock, President of The Board of Directors, P.O.A. of The Shores, Inc. known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 6th day of April, 2020.

Hilda Castillo

Notary Public, State of Texas

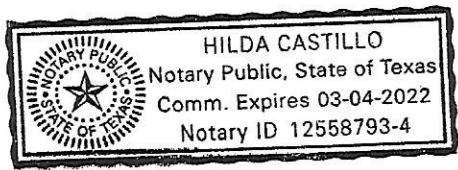


EXHIBIT A

Those lots, blocks, tracts and parcels of real property located in Navarro County, Texas, and more particularly described as follows:

- (i) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 1** – recorded at Volume 7, page 307 – 308 of the Map or Plat Records of Navarro County, Texas;
- (ii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 2** – recorded at Volume 7, page 343 – 344 of the Map or Plat Records of Navarro County, Texas;
- (iii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 3** – recorded at Volume 7, page 345 – 346 of the Map or Plat Records of Navarro County, Texas;
- (iv) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 4** – recorded at Volume 7, page 341 of the Map or Plat Records of Navarro County, Texas;
- (v) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 5** – recorded at Volume 7, page 397 of the Map or Plat Records of Navarro County, Texas;
- (vi) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 6** – recorded at Volume 7, page 395 – 396 of the Map or Plat Records of Navarro County, Texas;
- (vii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 7** – recorded at Volume 7, page 399 – 400 of the Map or Plat Records of Navarro County, Texas; and
- (viii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 8** – recorded at Volume 8, page 1 – 2 of the Map or Plat Records of Navarro County, Texas; and
- (ix) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 10** – recorded at Volume 8, page 55 of the Map or Plat Records of Navarro County, Texas


CERTIFICATION OF AMENDMENT

The undersigned, being all of the Board of Directors/Trustees and/or Officers of the P.O.A. of The Shores, Inc., do hereby certify that the foregoing amendment to the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake was approved by Owners representing no less than two-thirds (2/3rds) of all Owners of the Subdivision, and do hereby approve same for recording in the Official Public Records of Navarro County, Texas.



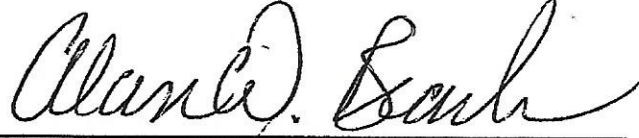
Ronald C Hathcock; Board President

4/1/2020
Date



Frank Cassara: Board VP & Treasurer

4/1/2020
Date



Alan Beach; Board Secretary

4/1/2020
Date

RECORDS SECTION

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.

Filed for Record in:
Navarro County

On: Apr 01, 2020 at 01:09P

As a
Recording

Document Number: 00002768

Amount: 50.00

Receipt Number - 97651

By:
Rachel Young

4/1/2020

4/1/2020

STATE OF TEXAS COUNTY OF NAVARRO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.

Apr 01, 2020

Sherry Dowd, COUNTY CLERK
Navarro County

4/1/2020

Handwritten initials