

AMENDMENT TO DOCUMENT 20150100030929
SECOND AMENDED AND RESTATED DECLARATION OF
RESTRICTIONS, COVENANTS AND CONDITIONS
FOR
HIDE-A-WAY BAY UNIT NO. 1 AND UNIT NO. 2 SUBDIVISION
INCLUDING
BY-LAWS

This Amendment amends the Declaration of Hide-A-Way Bay Property Owners, Inc. recorded on July 2, 2015, in the records of Smith County, Texas as Document 20150100030929. This referenced Document includes Restrictions signed on July 2, 2015 and By-laws signed on July 28, 2014.

On **November 8, 2025** the Lot Owners approved, as outlined in Article IV, Section 4.5 of the Restrictions to adjust the amount of the annual assessment.

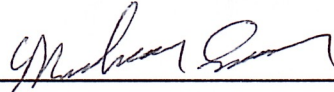
This Amendment amends the above referenced **Document 20150100030929, Restrictions, Article IV, Section 4.4 Maximum and Actual Annual Assessment** (page 5). The maximum annual assessment shall be **\$250.00** per lot per year.

This Amendment also amends the above referenced **Document 20150100030929, By-Laws, ARTICLE XIII, Section 2. Amount of Assessment** (page 38 of filed document). Except as otherwise provided for in this Article, the assessment shall be **\$250.00** per lot, per year, payable annually in advance of the first day of August.

Note of Reference: The **By-Laws** filed in Document 20150100030929 were previously filed as a 17 page document on Document 20140100029926 recorded on July 28, 2014. This Amendment applies to both recorded By-Law documents. This second amended document replaces the first amended document #20190100011720 filed on April 15, 2019.

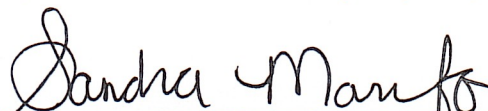
IN WITNESS WHEREOF, Hide-A-Way Bay Property Owners, Inc. has caused this instrument to be executed on this 23rd day of June, 2026.

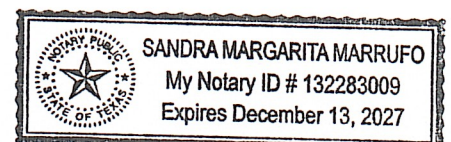
HIDE-A-WAY BAY PROPERTY OWNERS, INC.

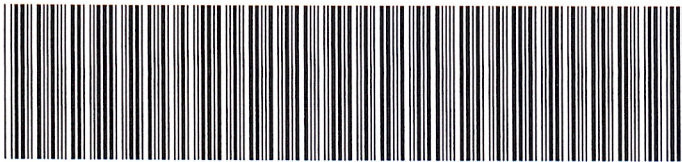
BY: 

STATE OF TEXAS
COUNTY OF Smith

The foregoing instrument was acknowledged before me on this 23rd day of June, 2026 by Michael Seal, President of Hide-A-Way Bay Property Owners, Inc., on behalf of said entity.


Notary Public in for The State of Texas





VG-151-2026-202601018407

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202601018407

Real Property Recordings
RESTRICTION

Recorded On: June 23, 2026 09:26 AM

Number of Pages: 2

Billable Pages: 1

" Examined and Charged as Follows: "

Total Recording: \$25.00

***** 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.

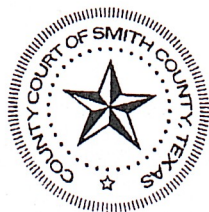
File Information:

Document Number: 202601018407

Receipt Number: 20260623000033

Recorded Date/Time: June 23, 2026 09:26 AM

User: Adrius K



STATE OF TEXAS

Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX