

**2<sup>ND</sup> AMENDMENT TO DOCUMENT 20150100030929**

**FIRST AMENDED AND RESTATED DECLARATION OF  
RESTRICTIONS, COVENANTS AND CONDITIONS  
FOR  
HIDE-A-WAY BAY UNIT NO. 1 AND UNIT NO. 2 SUBDIVISION**

On November 6, 2021 it was approved to amend the **RESTRICTIONS, COVENANTS AND CONDITIONS** as follows:

**Add to ARTICLE I DEFINITIONS:**

“Short-term leasing” means lease/rental periods of less than Six (6) months, including leasing a Lot and all the improvements thereon, on a nightly basis, leasing through short-term rental websites, or any other method of leasing a Lot for short-term, temporary, transitory or hotel/motel use.

**Add to ARTICLE VII:**

Leases: The use of any lot/property for Short-term leasing, as defined in this Declaration, is strictly prohibited. Lots may be leased only as a bona-fide primary or secondary residence.

**IN WITNESS WHEREOF, Hide-A-Way Bay Property Owners, Inc has caused this instrument to be executed on this 30 day of NOVEMBER, 2021.**

**HIDE-A-WAY BAY PROPERTY OWNERS, INC.**

By: *Richard Y. Stephens*

**STATE OF TEXAS  
COUNTY OF SMITH**

The foregoing instrument was acknowledged before me on this 30<sup>th</sup> day of November, 2021 by Richard Stephens, President of Hide-A-Way Bay Property Owners, Inc., on behalf of said entity.

*Lisa Walsworth*  
Notary Public for the State of Texas





\*VG-151-2021-202101048918\*

Smith County  
Karen Phillips  
Smith County Clerk

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**Document Number:** 202101048918

Real Property Recordings  
RESTRICTION

Recorded On: November 30, 2021 12:14 PM

Number of Pages: 2

Billable Pages: 1

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

Total Recording: \$26.00

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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 because of color or race is invalid and unenforceable under federal law.

**File Information:**

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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