



# SANDHILL SHORES SUBDIVISION

## SECOND AMENDMENT TO RESTRICTIONS, COVENANTS AND CONDITIONS

STATE OF TEXAS                   §  
   §  
 COUNTY OF GALVESTON       §

WHEREAS, that certain Restrictions, Covenants and Conditions of Sandhill Shores Subdivision (Restrictions) dated September 9, 1999 was recorded in the Office of the County Clerk of Galveston County, Texas under Clerk's File No. 013-91-0966 – 013-91-0975 on September 10, 1999 at 2:26 p.m. and subjects real property known as Sandhill Shores Subdivision a subdivision in Galveston County Texas (the Subdivision) to the covenants, conditions, restrictions, easements charges and liens set forth in the Restrictions; and

WHEREAS, the undersigned Lot Owners constituting a majority of Lot Owners in the Subdivision have consented in writing to the amendment of the Restrictions as provided for in Paragraph 28;

NOW, THEREFORE, the undersigned Lot Owners hereby declare that the Restrictions, Covenants and Conditions of Sandhill Shores Subdivision are hereby amended as set forth herein by replacing Paragraph 6 of the Restrictions dated September 9, 1999 with the following:

- 6. Location of Improvements. No portion of a building, (except dune walkovers and plantings), including porch or roof overhang, stairs, and air conditioning units shall be located closer to the front, side and rear lot lines than the building lines as shown on the Plat. All side building lines are 10 feet.

Air conditioning units, and all other unsightly structures, above ground propane tanks, facilities, or equipment must be screened from public view by planting or decorative fencing.

No fence shall be erected in the front building setback line and no rear yard fencing shall be higher than four (4) feet. No building or structure of any type, except for dune walkovers as specified in paragraph 7, shall be built, placed or permitted to remain on any portion of a lot designated as "Sand Dune Easement" as described in paragraph 7, below. Driveway access shall be prohibited where access limits are designated on the Plat.

**IN WITNESS WHEREOF**, the undersigned have executed this SECOND AMENDMENT TO RESTRICTIONS, COVENANTS AND CONDITIONS this

21<sup>st</sup> day of May, 2007, on behalf of the Sandhill Shores Property Owners Association, Inc.

Sandhill Shores Property Owners Association, Inc.

By: Paul White III  
Paul White, President

STATE OF TEXAS §  
COUNTY OF Galveston §

This instrument was acknowledged before me on this 21<sup>st</sup> day of May, 2007, by Paul White, President of the Sandhill Shores Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Emily A. Santos  
Notary Public, State of Texas

This SECOND AMENDMENT TO RESTRICTIONS, COVENANTS AND CONDITIONS shall be filed in the appropriate records of the Galveston County Clerk upon execution hereof by the requisite number (or more) of Lot Owners.

