

SPECIAL COMMUNICATION

It has been reported that several fawns have been killed by uncontrolled dogs from within Gaines Bend. As property owners, we are reminded that Section 10, item E of the Covenants and Restrictions address this issue. Harming or harvesting wild game is strictly prohibited. Your understanding and compliance is appreciated. Specific reference is provided for your review.

Gaines Bend Property Owners Association
Ted Lewellen – President 2016

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SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GAINES BEND SUBDIVISION

THE STATE OF TEXAS §
 §
COUNTY OF PALO PINTO §

1. **Date; Declarant.** This Supplemental Declaration of Covenants, Conditions, and Restrictions for Gaines Bend Subdivision (the "Supplemental Declaration") is signed on the 19th day of February, 1998, and filed of record by:

GAINES BEND DEVELOPMENT, LTD., a Texas limited partnership,
and MADGE L. BELDING (jointly referred to as "Declarant")
HC 51, Box 18
Graford, Texas 76449 (Palo Pinto County)

10. **Restrictions on Use.** Each Lot and each Owner is subject to the following restrictions, which are in addition to (and do not supersede or replace) any and all previously filed restrictions applicable to the Lot:

A. All docks, fences, boat houses, and other buildings, and other improvements or additions to same, shall be substantially and safely constructed, painted, and kept in good repair by the Owner of the Lot, and in accordance with any rules and regulations heretofore set or to be hereinafter set by the Brazos River Authority and the Association. The exterior of a residence on a Lot must be substantially completed within six months from the date construction commences, unless the Association's Board of Directors or its designated committee or manager expressly grants consent otherwise.

B. Septic tanks and sanitary sewer facilities on any Lot must be constructed, used, cleaned, and maintained in accordance with all applicable governmental rules and regulations, including (but not necessarily limited to) those of the State Department of Public Health and the Brazos River Authority, and in accordance with any rules established by the Association.

C. Disposition of sewage, garbage, or other refuse shall be done in accordance with applicable governmental rules and regulations and in accordance with any rules and fees established by the Association's Board of Directors. If the Association's Board of Directors establishes a fee for such service, it may be made part of or in addition to the regular assessment and may be set based on a uniform charge per house or unit rather than per Lot (since some houses or units are situated on more than a single Lot and some Lots are unimproved). No burning of garbage or other refuse is permitted without prior consent of the Association or its designated committee or manager. Papers, trash, and rubbish must be deposited only in proper receptacles and may not be thrown or deposited on any Lot or property within the Subdivision. Unless the Association's Board of Directors adopts different rules, all garbage must be deposited in the dumpsters that are centrally located in or adjacent to each area of the Subdivision, and watertight receptacles with tightly fitting covers and with not more than thirty (30) gallons capacity may be used for temporary storage on a Lot before removal of the garbage to the dumpster.

D. No advertising signs of any description are allowed to be placed on any Lot or property within the Subdivision, except by special permit issued by the Association or its designated committee.

* { E. All animals subject to the control of an Owner of a Lot must be kept on the Owner's Lot at all times, except when the animal is on a leash or in a vehicle. The Association's Board of Directors may impose restrictions on the number and type of animals allowed in the Subdivision or on the roads and easements that serve the Subdivision. } *

F. Fireworks on any Lot or any part of the Subdivision or on the roads and easements that serve the Subdivision may be prohibited at any time if deemed appropriate by the Association's Board of Directors.

G. Shooting of firearms and air guns is prohibited on all parts of the Subdivision and on the roads and easements that serve the Subdivision, except as specifically approved by the Association's Board of Directors as part of game conservation and management programs supervised by the Texas Parks & Wildlife Department.

H. The Association's Board of Directors may adopt reasonable restrictions or prohibitions relating to the operation of vehicles (including all-terrain vehicles or "ATVs") within the Subdivision or on the roads and easements that serve the Subdivision. Unlicensed vehicles may not be operated on the roads in the Subdivision or that serve the Subdivision. Only licensed drivers who are licensed to drive the type of vehicle which he or she is operating may drive on the roads in the Subdivision or that serve the Subdivision. The Declarant expressly retains the right to impose and enforce restrictions relating to vehicles operating on land owned by Declarant, including the roads over land owned by Declarant.

I. Any exterior lighting installed on any Lot must either be indirect or of such controlled focus and intensity as not to disturb the residents of other Lots. The Association's Board of Directors may grant a waiver of this restriction for any lighting existing on a Lot on the date that this Supplemental Declaration is filed of record.

J. No Owner of a Lot shall permit anything to be done or kept on a Lot which will result in the cancellation of or increase in any insurance carried by the Association, or which would be in violation of any applicable law.

K. No Lot may be subdivided into smaller lots without the express prior written consent of the Board of Directors of the Association and, if approval is granted, each of the smaller lots will be considered a "Lot" within the meaning of this Declaration and will be allocated a full share of the assessments.