

SUMMARY OF STONEGATE SHORES AMENDMENTS

AMENDMENT I

Vol. 1469 Page 339

October, 1992

Article Four, Section 1 (b): Lot Limited to One Residence

Exception of Lots 10, 62, 63 in Phase 1 and certain lots to be specified in Phase 2, which may be further subdivided into not more than 3 lots each and with the exception of Lot 14 in Phase 1 which may be further divided into not more than 2 lots...

AMENDMENT II

Vol. 1547 Page 148

March 25, 1994

Phase I of said subdivision shall hereafter be described as follows...

Amended Plat IV (Hunters' Cove sale?)

Subdivision to include Lots D, 44A and 44B

Owners of Lots 8, 9, and 10 granted easement for access over Lot D

AMENDMENT III

Vol. 1620 Page 441

September 27, 1995

Article Four, Section 1 (b): Lots Limited to One Residence

Exception of 10 and 63 which may be subdivided into 3 lots, and lots 61, 62, 69, and 70 which may be subdivided into 2 lots each...

Article Four, Section 1, (g): No lots may be subdivided into smaller Lot; provided that a Lot may be divided to increase the size of adjacent Lots

Added same exception as above

AMENDMENT IV

Vol. 1676, page 024

June 28, 1996

Add Pool Deck/Observation Deck

Article Four, Section 1 (a): Personal Business in Home

Add "except that a quiet personal business may be maintained in an Owner's private home providing they use no signs, banners, etc., and further cause no additional traffic nor create any nuisance..."

Article Five, Section 5.2

Add "One alternate" to Board of Directors

Article Seven, Section 1 (b)

Delete "and the sale of property contained therein, including but not limited to, sales and signs."

Article Seven, Section 1 (b)

Add "except at no time shall any marketing and/or sales be conducted or attempted from any Community Property/Facility (including the Gatehouse),"

AMENDMENT V

Volume 1692 Pg 240

September 30, 1996

Lot #1 Split

AMENDMENT VI

Volume 1752, Page 269

September 24, 1997

Article Four, Section 1 (b)

"with the exception of lots 10 and 63, which may be subdivided into 3 lots; and lots 1, 14, 44, 61, 62, 68, 69, and 70 of Phase 1, which may be subdivided into 2 lots each..."

Article Four, Section 2 (g)

Same exceptions

AMENDMENT VII

Volume 1814, Page 016

July 30, 1998

Article Four, Section 2 (k)

Amended to read "The occupancy of any guesthouse or servants quarters shall be limited to either guests, servants, or members of the Owner's or Resident's family except that the guest houses on lots #14 and #57, and no others, are exempted for this provision and will be assess POA dues like any residence when rented to an outside third party."

Article Two, Section 3

Same amendment

Article Four, Section 1a

Add: "and rental activity shall be permitted in the guest houses on lots #14 and #57, but in no other guest houses, and an owner may rent his/her residence for single-family use..."

Article Four, Section 1b

Same

Article Five, Section 1a

Same

Filed in the Chancery Court of Garland County

December 6, 1995

Decree Quieting Title

Change of Property Lines to include

Boat/Trailer Storage Area

AMENDMENT VIII

March, 2012

Article Four, Section 1a

Add: "...Residences may be leased as a place of personal residence only and only upon Lease with a minimum term of four (4) contiguous months. Any lease must be filed with the Board before commencement of the lease term and before the Lessees are to use any of the community facilities."

POA #42

AMENDMENT IX

March, 2012

Article Four, Section 1c

Change beginning with Line 8

"...The owner of each lot will be required to have a qualified licensed building inspector perform construction inspections to ensure construction conforms to the above referenced codes."

AMENDMENT X

May 16, 2018

Article Four, Section 2, Paragraph r

Changes beginning with Line 1

No well "except for irrigation water wells,"...sewer system. "Irrigation water wells do not have to be connected to the public water and sanitary sewer system but any well house must meet the architectural requirements of the community"