



Amendment and Restatement to the Eagle Point Subdivision (Phase I, II, III, and IV) Declaration of Covenants, Conditions, Reservations, and Restrictions

THE STATE OF TEXAS

COUNTY OF FRANKLIN

KNOW ALL PERSONS BY THESE PRESENTS

Whereas, there are in existence covenants, conditions, reservations, and restrictions dated October 6, 1989, including subsequent amendments, that regulate the Eagle Point Subdivision (the "CCRs"); and

Whereas, the Eagle Point Subdivision, through a duly called annual meeting called by the Eagle Point Property Owners Association Board of Directors (the "EPPOA Board") held on May 29, 2021, voted to amend the CCRs, as reflected below; and

Whereas, all amendments as reflected below were unanimously approved at the duly called annual meeting on May 29, 2021; and

Whereas, the CCRs filed of record in volume 234, page 669, of the Deed Records of Franklin County, and as subsequently amended, are hereby amended as follows:

1. Article 2.01 is hereby amended to reflect that the permit fees are to be set by the EPPOA Board from time to time.
2. Article 2.01 is hereby amended to reflect that the permit fees are to be set by the EPPOA Board from time to time.
3. Article 2.07 is hereby amended to reflect that the minimum square footage of a primary residential dwelling unit shall be 2,000 square feet for any residential dwelling built after May 29, 2021.
4. Article 3.02 is hereby amended to no longer allow wood or cedar shake shingles.
5. Article 4.02 is hereby amended to allow for the use of fire pits or contained fires on residential lots.
6. Article 4.08 is hereby amended to allow for the use of golf carts on roads within the Eagle Point Subdivision.

7. Article 4.14 is hereby amended to provide that travel trailers and recreation vehicles cannot be stored or parked on any lot or roadway for more than seven (7) days in any fourteen (14) day period. Further, the parking or storage of a maximum of two (2) boat or personal watercraft trailers, or utility trailers, not exceeding thirty (30) feet in length, on a lot shall be allowed provided that any such trailer(s) shall be set back at least twenty-five (25) from the front property line.

All other CCR provisions not hereby amended are restated and remain in full force and effect.

APPROVED AND EFFECTIVE on the 29th day of May, 2021.

EPPOA Board:


By: 
Kevin McClintick, President

THE STATE OF TEXAS

COUNTY OF FRANKLIN

BEFORE ME, the undersigned authority, on this day appeared Kevin McClintick, President of the Eagle Point Property Owners Association, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL on this 5th day of October, 2021.


Notary Public, State of Texas

