

Owners Association being entitled to such votes as allowed by the By-Laws of Lakeland Hidaway Property Owners Association.

NOW, THEREFORE, the Board of Directors, subject to a ratification by a majority of the lot owners of said subdivision, hereby restate Restrictions for Sections 1,2,3 & 4, by making the Restrictions uniform in all four Sections, except as otherwise set forth herein, by amending the Restrictions, which restatements, amendments, and additions are as follows:

RESTRICTIONS, COVENANTS AND CONDITIONS

1. Land Use and Building Type. All lots (save and except those set forth hereinabove) shall be known, as described and used as lots for residential purposes only (hereinafter referred to as "Lots"), and no structure shall be erected, altered, placed or permitted to remain on any residential lot other than one single-family dwelling not to exceed two full stories in height with an attached or detached garage, which garage shall be erected only simultaneously with or subsequent to the erection of the residence, and the exterior of any residence shall be completed within one (1) year after construction of same commences. As used herein, the term "residential purposes" shall be construed to prohibit the use of said property for duplex houses, garage apartments or apartment houses; and no residential lot shall be used for business or professional purposes of any kind, nor for an commercial or manufacturing purposes. Agreement on establishing business shall be set out in Deed, the purpose of this being that no business shall be offensive or an eyesore, such as a chicken processing plant or a junk yard, etc, or any business that will devalue this property. No building of any kind or character shall ever be moved onto any lot within Lakeland Hidaway, Sections 1, 2, 3 and 4, unless same be an appropriate accessory building used for storage expressly approved by the Architectural Control Committee hereinafter constituted.
2.
 - A. Section 1: Except as may be otherwise provided for in these Deed Restrictions, Toolhouses, tents and camping trailers will be permitted on a temporary basis in Section 1, provided they are neat and have a pleasant exterior and are approved by the Architectural Control Committee.



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recorded as submitted:
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This is a replacement page for Page 3 paragraph A and all of Page 4 of LAKELAND HIDEAWAY RESTATED AND AMENDED DEED RESTRICTIONS filed for record 2/7/2018 at Volume 2139-573. These changes were authorized by majority vote of the property owners represented in person or by proxy at the ANNUAL meeting held June 5, 2021.

A. Section 1: Permanent manufactured housing will be allowed on all lots, provided they are factory designed, neat in appearance and have adequate bathroom facilities properly attached to a septic tank and field drain lines. Any manufactured home must be skirted within 30 days. No manufactured homes can be older than 10 years at time of installation.

B. Section 2: Permanent manufactured housing will be allowed on all lots, provided they are factory designed, neat in appearance and have adequate bathroom facilities properly attached to a septic tank and field drain line. Any manufactured home must be skirted within 30 days. No manufactured homes can be older than 10 years at time of installation.

C. Section 3: Only on-site built homes and modular homes that are permanently affixed to the property and thereby classified as real property, may be installed in Section 3.

D. Section 4: Permanent manufactured housing will be allowed on all lots, provided they are factory designed, neat in appearance and have adequate bathroom facilities properly attached to a septic tank and field drain lines. Any manufactured home must be skirted within 30 days. No manufactured homes can be older than 10 years at the time of installation.

2. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the locations of the structure have been approved by the Architectural Control Committee, hereinafter established, as to quality of workmanship and materials, harmony of external design with existing structure, and as to location with respect to topography and finished grade elevation.

No fence or wall will be erected without prior approval of the Architectural Control Committee.

- (a) Composition of Committee: The Architectural Control Committee ("Committee") shall be composed of such number of members established by the Board of Directors of the Association, which members of the Committee can be discharged with or without cause upon a majority vote of the Board of Directors. A majority of the Committee may designate a representative to act for the Committee; the Board of Directors shall have full authority to designate a successor or successors in the event of the death or resignation or continued absence or failure to function of all members of the Committee. The Board of Directors shall have full authority to appoint a new Committee. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed hereunder.

STATE OF TEXAS **

COUNTY OF POLK **

These changes were approved by a majority vote of the members of the Association at the Annual Meeting held June 5, 2021. Changes will be filed for record with Polk County Clerk, Polk County, Texas.

Signed July 14, 2021

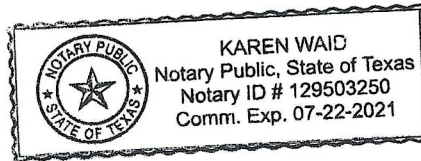
Kay Hardy
Kay Hardy, Secretary-Treasurer

This instrument was acknowledged before me on the 14 day of July, 2021 by KAY HARDY, Secretary-Treasurer of Lakeland Hidaway Property Owners Association, Inc. on behalf of said corporation.

Karen Waid
Notary Public, STATE OF TEXAS

After filing, return to:

LHPOA
PO Box 368
Livingston TX 77351



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2021 JUL 15 PM 2:51

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK

STATE OF TEXAS }
COUNTY OF POLK }

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

JUL 15 2021

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Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS