

Sandy Harbor Association, Inc.  
 Amendment, Modification, and Extension of Restrictions  
 Sandy Harbor Subdivision

**MODIFIED: SHPOA Assessments** – To provide for the expenses of the SHPOA, operation, maintenance, and improvement of the streets, docks, piers, parks and beach areas of Sandy Harbor, an assessment shall run against each lot and residence of the Sandy Harbor Subdivision. **The initial assessment shall be \$40 for each lot and \$230.00 per residence per year.** This assessment shall be effective upon filing of this amended restriction in the real property records of Llano County. Any assessment shall be and is hereby secured by a lien on each said lot or residence respectively and shall be payable to Sandy Harbor Association, Inc. at Sandy Harbor, Llano County, Texas on the 1st day of April each year. The Board of Directors of Sandy Harbor Association, Inc. alone shall have the authority to determine the nature, extent and kind of improvements and concessions to be erected and/or maintained for said streets, docks, piers, parks and beach areas.

**NEW: SHPOA Assessments – Late Fee.** Any assessment remaining unpaid for ninety (90) days from the date it becomes due and payable shall bear a late penalty of dollars (\$5) per lot and (\$25) per residence. If assessments remain unpaid, a late fee will be levied every 180 days.

**NEW: SHPOA Assessments – a Transfer Fee of \$50** to be paid when a lot or residence are sold to new owners to support the preparation of documents for title companies, updating accounting records, and other administrative costs.

**NEW: SHPOA Assessments – Lien.** Any unpaid assessments, late fees and other costs from enforcement shall be secured by a lien on each lot or residence which shall be timely filed during the sixty (60) day period past the close of the fiscal year. Owner shall be obligated to pay all costs incurred, plus reasonable attorney and \$100 processing fee associated with such lien.

**NEW: SHPOA Assessments – New Construction Fee.** Owners shall be assessed a \$500 fee to build new construction to help with impact on heavy vehicle traffic/ increased traffic on roads.

**NEW: SHPOA Assessments – The Architectural Review Committee** will verify with the treasurer that dues are current before providing approval to build.

**NEW: SHPOA Assessments – Hardship Clause.** Members can make a donation to the POA that would be put into a hardship fund. Those in need can apply for use of funds via the treasurer. The POA Board would determine the approval of funds on a case by case basis.

Linda Yarbrough ✓  
 Sandy Harbor POA  
 106 Lake Shore Dr  
 HSB TX 78657

STATE OF TEXAS  
 COUNTY OF LLANO  
 FILED AND RECORDED AT 3:15 O'CLOCK P.M. ON  
 THE 10 DAY OF FEBRUARY A.D. 2022.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.

INSTRUMENT NO:



Marci Hadeler 22 01222

COUNTY CLERK, LLANO CO., TEXAS

BY T. T. T. DEPUTY NO OF PAGES: 2