

**SECOND AMENDMENT TO THE  
PROTECTIVE RESTRICTIONS AND COVENANTS AND LANDOWNERS'  
AGREEMENT ROCKPORT COUNTRY CLUB ESTATES UNIT II-A**

STATE OF TEXAS

§

COUNTY OF ARANSAS

§ KNOW ALL MEN BY THESE PRESENTS:

§

This Second Amendment to the Protective Restrictions and Covenants and Landowners' Agreement Rockport Country Club Estates Unit II-A ("Second Amendment") by Rockport Country Club Estates Homeowners' Association, Inc., a Texas non-profit corporation, ("Association") for the hereinafter purpose, is to be effective as of the date this instrument is filed in the Official Public Records of Aransas County, Texas.

**WITNESSETH:**

WHEREAS, the Protective Restrictions and Covenants and Landowners' Agreement Rockport Country Club Estates Unit II-A establishing Unit II-A in the development known as Rockport Country Club Estates ("Unit II-A Subdivision") is recorded as Document No. 136588 of the Official Public Records of Aransas County, Texas; subject to the Deed Restrictions recorded as Document No. 105008 of the Official Public Records of Aransas County, Texas; Warranty Deed with Vendor's Lien recorded as Document No. 115578 of the Official Public Records of Aransas County, Texas; Affirmation Certificate recorded as Document No. 226258 of the Official Public Records of Aransas County, Texas, corrected by that Correction Document recorded as Document No. 278425 of the Official Public Records of Aransas County, Texas (collectively, the "Unit II-A Restrictions"); the Bylaws of the Association and all policies, rules and regulations duly adopted by the Association from time to time (collectively, "Governing Documents") affecting the real property therein described ("Property"); and

WHEREAS, this Second Amendment conforms with the authority of Article VII of the Unit II-A Restrictions which grants the absolute right to amend, modify and supplement the Unit II-A Restrictions upon the express written consent of at least fifty-one percent (51%) of the owners of lots in Unit II-A Subdivision ("Unit II-A Owners"); and

WHEREAS, as permitted by TEX. PROP. CODE § 209.0056, an Association vote was conducted after the Association provided greater than twenty (20) days written notice and by a vote greater than fifty-one percent (51%) of the Unit II-A Owners, this Second Amendment was approved.

NOW, THEREFORE, notwithstanding anything contained in the Unit II-A Restrictions to the contrary, said Unit II-A Restrictions are, pursuant to Article VII, hereby amended and supplemented as follows:

- I. Article II. Definitions shall be amended and supplemented by adding paragraph 9 as follows:

9. "Single-Family" shall mean and refer to a group related by blood, adoption (including foster children), or marriage, which may include only parents, their children, their dependent brothers or sisters, their parents, their grandparents or no more than two (2) unrelated partners living together as a family unit and their children (including foster children), their dependent brothers and sisters, their parents, and their grandparents.

II. Article IV. General Land Use shall be amended and supplemented as follows:

A. Paragraph 1 shall be supplemented by adding thereto the following:

1. All lots designated for single-family purposes, shall be used for the construction of a private single-family dwelling. Not more than one single-family dwelling shall be erected, altered, placed or permitted to remain on any lot except as otherwise provided herein. In addition to such single-family dwelling there shall be permitted guest houses, maid's quarters, garages, carports and other accessory buildings that are necessary and contributory to the overall improvement of said lot. All such accessory structures shall conform to every provision of these covenants and shall be constructed simultaneously with or subsequent to the construction of the principal dwelling located on the same lot.

Each lot, unless otherwise designated, shall be used for single-family residential purposes only. The term "single-family residential purposes" as used herein shall be held and construed to exclude any business, commercial, industrial, apartment house, boarding house, Bed & Breakfast, Airbnb, vacation rentals by owner, HomeLink, HomeExchange, Intervac, Love Home Swap, CasaHop or any similar companies advertising on social media for short-term rentals, weekend or special events rentals or home exchanges, hospital clinic, professional uses and half-way house. Such excluded uses are hereby expressly prohibited except an owner or occupant of a lot and/or dwelling may conduct business activities on or within a lot and/or dwelling so long as: (i) such activity complies with all the applicable zoning ordinances (if any); (ii) the business activity is conducted without the employment of persons other than the residents of the home constructed on the lot; (iii) the existence or operation of the business activity is not in any way visible, apparent or detectable by sight, (i.e., no sign may be erected advertising the business on any lot; no visible storage of materials), sound, or smell from outside the dwelling; (iv) the business activity does not involve door-to-door solicitation of residents within the Property; (v) the business does not, in the Board of Directors' judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles parked within the Property which is noticeably greater than that which is typical of single-family residence in which no business activity is being conducted; (vi) the business activity is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Property as may be determined in the sole discretion of the Board of Directors; and (vii) the business does not require the installation of any machinery or equipment other than that customary to normal household operations. The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an

ongoing basis which involves the provision of goods or services to persons other than the provider's family, regardless of whether or not the provider receives a fee, compensation, or other form of consideration, regardless of whether such activity engaged in is full or part-time; is intended to or does generate a profit; or a license is required. This restriction shall not, however, prevent the inclusion of permanent living quarters for domestic servants or to allow domestic servants to be domiciled with an owner or resident.

Notwithstanding the preceding restriction for use of a lot and/or dwelling as single-family residential purposes only as defined, this restriction shall not exclude from a lot any individual who is authorized to so remain by any state or federal law, i.e. Fair Housing Act of 1988, § 1, 42 U.S.C.A. § 3601 et seq. or Texas Fair Housing Act, Tex. Prop. Code Ann., § 301.023 (Vernon 1995, sup. 2001).

B. Paragraph 4 shall be deleted and restated as follows:

4. Leasing or exchanging of a lot and/or dwelling (collectively "Leasing") for a period of six (6) months or longer or temporary lease between and Seller and Buyer of a lot and/or dwelling shall not be considered a business or trade within the meaning of Article IV paragraph 1 above. Rental, Leasing, sub-leasing or exchanging of a lot and/or dwelling or any part thereof for a period less than six (6) months other than a temporary lease stated in the preceding shall be considered a short-term rental or exchange and shall be strictly prohibited, including but not limited to, apartment house, boarding house, Bed & Breakfast, Airbnb, vacation rentals by owner, HomeLink, HomeExchange, Intervac, Love Home Swap, CasaHop or any similar companies advertising on social media for short-term rentals, weekend or special events rentals or home exchanges.

All leases or exchange agreements (collectively "Lease") shall require, without limitation, that the tenant or lessee acknowledge receipt of a copy of the Unit II-A Restrictions, as amended and this Second Amendment, any applicable Supplemental Restrictions and all duly adopted rules, regulations, and policies of the Association. The Lease shall also obligate and bind the tenant and occupants to comply with the foregoing Governing Documents. Other than as stated in the preceding, any Lease that contains a termination provision that allows the tenant to terminate with notice within the first six (6) months shall be considered a short-term Lease and is prohibited. The owner shall be responsible and held accountable for the tenant, lessee and occupant and their compliance with this Article IV and all other terms and conditions contained in the Unit II-A Restrictions and other Governing Documents. The owner shall provide the Association a signed copy of the Lease within five (5) days of execution by the parties. Failure to do so shall be a violation of the Unit I Restrictions or other Governing Documents. In the event a tenant, lessee or occupant violates any of the terms and conditions of the Unit II-A Restrictions or other Governing Documents of the Association, owner, after receipt of notice from the Association, shall take such necessary action to cause the tenant, lessee or occupant to comply with and conform to the applicable restrictions, rules, regulations and policies contained in the Governing Documents of the Association. If owner fails to do so, the Association may elect to proceed with enforcement remedies and owner shall indemnify the Association for all costs, including reasonable attorney's fees, incurred by the Association in connection with the enforcement action. The costs shall be assessed and charged as a specific assessment to the owner's property subject to the enforcement action.

No "time-share plan" or any similar plan of fragmented or interval ownership of said lot or single-family dwelling shall be permitted.

III. The definitions set forth in the Unit II-A Restrictions are hereby incorporated by reference, unless said terms are otherwise defined, amended or supplemented herein.

In the event of a conflict or discrepancy between the provisions in the Unit II-A Restrictions and Bylaws with the provisions contained in this Second Amendment, the provisions herein shall control as to the Property subject of this Second Amendment.

Except as modified by this Second Amendment, all other terms and conditions of the Unit II-A Restrictions and other Governing Documents shall remain in full force and effect.

**CERTIFICATE OF OFFICER**

The undersigned certifies that the foregoing Second Amendment to Protective Restrictions and Covenants and Landowners' Agreement Rockport Country Club Estates Unit II-A was duly approved and adopted by the Board of Directors of **ROCKPORT COUNTRY CLUB ESTATES HOME OWNERS' ASSOCIATION, INC.** on MARCH 9, 2019 and by the owners in an Subdivision-wide vote conducted after the Association provided greater than twenty (20) days written notice, and approved by greater than fifty-one percent (51%) of all owners of lots in Rockport Country Club Estates Unit II-A. The undersigned has been authorized by the Board of Directors to execute and record this instrument. The undersigned further certifies that the foregoing Second Amendment to Protective Restrictions and Covenants and Landowners' Agreement Rockport Country Club Estates Unit II-A constitutes a dedicatory instrument under TEX. PROP. CODE § 202.006 which applies to the operation of Rockport Country Club Estates Unit II-A, a subdivision located in Aransas County, Texas.

Signed this 12<sup>th</sup> day of MARCH, 2019.

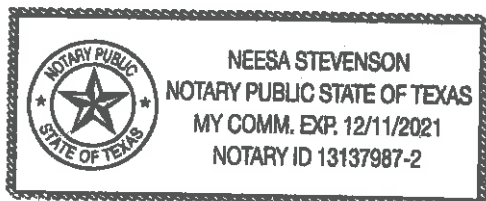
**ROCKPORT COUNTRY CLUB ESTATES HOME OWNERS' ASSOCIATION, INC.**

By: *Katrina Brown*  
Name: KATRINA BROWN  
Title: President of the Board of Directors.

STATE OF TEXAS       §  
                                  §  
COUNTY OF ARANSAS §

Before me, the undersigned authority, on this day personally appeared Katrina Brown, President of the **ROCKPORT COUNTRY CLUB ESTATES HOME OWNERS' ASSOCIATION, INC.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in the capacity therein stated and as the act in deed of said Corporation.

Given under my hand and seal of office on the 12<sup>th</sup> day of March, 2019.



*Neesa Stevenson*  
Notary Public, State of Texas

MAIL-IN BALLOT

File No. **0000366762**  
County Clerk, Aransas County, Texas

**ROCKPORT COUNTRY CLUB ESTATES HOME OWNER'S ASSOCIATION, INC.  
SUBDIVISION-WIDE VOTE WITHOUT MEETING  
UNIT II-A**

**TO VOTE ON THE  
SECOND AMENDMENT TO THE PROTECTIVE RESTRICTIONS AND COVENANTS  
AND LANDOWNERS' AGREEMENT ROCKPORT COUNTRY CLUB ESTATES UNIT II-A**

The undersigned votes  **For**  **Against** *(check voter's choice)*  
the Second Amendment to the Protective Restrictions and Covenants and Landowners' Agreement Rockport  
County Club Estates Unit II-A ("Second Amendment") by Rockport Country Club Estates Home Owner's  
Association, Inc. also known as Rockport County Club Estates Homeowners Association ("Association"), in form  
attached hereto.

This mail-in ballot is for an Subdivision-wide vote of the Unit II-A Members without meeting and must be returned  
to the Association by 5:00 p.m. on March 1, 2019. **If returned after such date and time, your vote will not be  
counted.**

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

Member Name: \_\_\_\_\_  
(Print)  
Mailing Address: \_\_\_\_\_  
Rockport Country Club Estates  
Unit I Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Please return the ballot by 5:00 p.m. on March 1, 2019 or it will not be counted.**

Mail to:

Rockport Country Club Estates Home Owner's Association, Inc.  
P.O. Box 1124  
Rockport, Texas 78381

0000366762

File No. \_\_\_\_\_  
County Clerk, Aransas County, Texas

**ROCKPORT COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION**

PO Box 1124

Rockport, TX 78381

**Summary of Ballots Received**

**Protective Restrictions and Covenants and Landowner's Agreement for Rockport Country Club Estates –  
Short Term Rental Amendment**

Unit	Number of eligible properties	Voted Yea	Voted Nay	% approved
1	296	163	16	55%
1-A	42	24	1	57%
2	250	139	12	54.8%
2-A	1	1	0	100%
3	51	30	2	58.8%

Total votes submitted – 388

Votes not arriving by the deadline – 1

Total number of properties includes single family residences and unimproved lots subject to the Protective Restrictions and Covenants and Landowner's Agreement pertaining to those units only.

*RCE Home Owners Asso.  
P.O. Box 1124  
Rockport, TX 78381*

**FILED FOR RECORD IN  
OFFICIAL PUBLIC RECORDS**

AT 2:24P. M. *7/45*

SCANNED

**INDEXED MAR 12 2019**

STATE OF TEXAS—COUNTY OF ARANSAS  
I hereby certify that this Instrument was FILED on the date and at the time affixed  
hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of  
ARANSAS COUNTY, TEXAS, as stamped hereon by me.



*Valerie K. Amason*  
VALERIE K. AMASON, COUNTY CLERK,  
ARANSAS COUNTY, TEXAS

*Will pick up*