

2ND AMENDMENT TO DOCUMENT 20150100030929

**FIRST AMENDED AND RESTATED DECLARATION OF
RESTRICTIONS, COVENANTS AND CONDITIONS
FOR
HIDE-A-WAY BAY UNIT NO. 1 AND UNIT NO. 2 SUBDIVISION**

On November 6, 2021 it was approved to amend the **RESTRICTIONS, COVENANTS AND CONDITIONS** as follows:

Add to ARTICLE I DEFINITIONS:

"Short-term leasing" means lease/rental periods of less than Six (6) months, including leasing a Lot and all the improvements thereon, on a nightly basis, leasing through short-term rental websites, or any other method of leasing a Lot for short-term, temporary, transitory or hotel/motel use.

Add to ARTICLE VII:

Leases: The use of any lot/property for Short-term leasing, as defined in this Declaration, is strictly prohibited. Lots may be leased only as a bona-fide primary or secondary residence.

IN WITNESS WHEREOF, Hide-A-Way Bay Property Owners, Inc has caused this instrument to be executed on this 30 day of NOVEMBER 2021.

HIDE-A-WAY BAY PROPERTY OWNERS, INC.

By: Richard G. Stephens

**STATE OF TEXAS
COUNTY OF SMITH**

The foregoing instrument was acknowledged before me on this 30th day of November, 2021 by Richard Stephens, President of Hide-A-Way Bay Property Owners, Inc., on behalf of said entity.

Lisa R Walsworth
Notary Public for the State of Texas

