

**Eagle's Bluff Community Association Board of Directors adopted the following rules related to Exhibit "C" Use Restriction 3.(h) on January 19, 2021**

1. Satellite dishes and antennas for the reception or transmission of video and wireless signals which are larger than 40 inches in diameter require approval of the Modification Committee. All installations of such equipment must meet basic safety requirements.
2. All garbage/recycle containers shall be stored in a garage or screened area which visually screens the containers from the street, all neighbors, and the golf course. The screen design must be approved by the Modification Committee (MC) and be consistent with Article XI and the Design Guidelines.
3. Swing sets, spa/ swimming pools, docks, piers, or other such recreational equipment shall not be erected or installed on any Unit without prior written approval of the New Construction Committee (NCC) or Modification Committee (MC). The approval and installation of such structures shall be consistent with Article XI and the Design Guidelines, including required setbacks from adjacent properties. The structure may not exceed (15) feet in height and not impair neighbors' overall view. Colors should be limited to earth tones or dark subdued colors that minimize visibility. Landscaping may be required depending on location's proximity to the golf course, neighbors, or streets. All such structures must be on the homeowner's property and maintained in good condition at all times. Residents are encouraged to remove the structures once their children reach an age where there is minimal use or no use.
4. Artificial vegetation or other artificial landscaping conditions (e.g., statues or other lawn ornaments) and all fences require approval of the New Construction Committee (NCC) or Modification Committee (MC). The approval and installation of such items shall be consistent with Article XI and the Design Guidelines.
5. Above ground swimming pools, portable or permanently installed basketball hoops, trampolines, clotheslines, tents, tanks, trailers, temporary buildings, window or wall air conditioning units, walls, or animal pens are prohibited.
6. Firewood may be stored on residents' property, behind the main structure in relation to the street fronting the residence. The storage site must comply with all setback requirements. The amount of wood stored must be limited to an orderly stack not exceeding 8 feet long x 4 feet wide x 4 feet high. Any covering must be either brown or black. Bluff lot homes may store a larger stack of firewood in the wooded area of their property behind their home, if it does not affect a neighbor's view. When selecting a site for the storage of firewood, consideration should be given to neighboring properties.

IN WITNESS WHEREOF, the undersigned President and Secretary of Eagle's Bluff Community Association, Inc., have executed these Rules related to Exhibit "C" Use Restrictions 3.(h) of the Declaration of Covenants, Conditions and Restrictions on this \_\_\_\_ day of February 2021.

2/3/2021  
Date

Ron L. Safford  
President, Eagle's Bluff Community Association, Inc.

2/3/2021  
Date

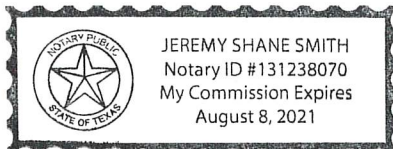
Jean Bracy  
Secretary, Eagle's Bluff Community Association, Inc.

STATE OF TEXAS

COUNTY OF SMITH

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BEFORE ME, the undersigned authority, on the 3<sup>RD</sup> day of February 2021, personally appeared, Ron Safford, to me known to be the President of Eagle's Bluff Community Association, Inc., and he/she acknowledged before me he/she executed the same for the purposes therein expressed.



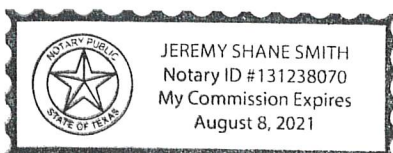
Jeremy Shane Smith  
Notary Public, State of Texas  
My Commission Expires: 8/8/2021

STATE OF TEXAS

COUNTY OF SMITH

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BEFORE ME, the undersigned authority, on the 3<sup>RD</sup> day of February 2021, personally appeared, JEAN BRACY, to me known to be the Secretary of Eagle's Bluff Community Association, Inc., and he/she acknowledged before me he/she executed the same for the purposes therein expressed.



Jeremy Shane Smith  
Notary Public, State of Texas  
My Commission Expires: 8/8/2021

at 11:55 o'clock a M.

FEB 04 2021

LAVERNE LUSK  
CLERK, COUNTY COURT CHEROKEE CO., TX  
BY [Signature] DEPUTY

Filed for Record in:  
Official Public Records  
Cherokee County

On: Feb 04, 2021 at 12:05P

As a  
Recordings

Document Number: 00697073

By,  
Rocio Helms  
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument  
was filed on the date and time stamped  
hereon by me and was duly recorded in  
the volume and page of the named  
records of:

Cherokee County  
as stamped hereon by me.

Feb 04, 2021

HONORABLE Laverne Lusk, COUNTY CLERK  
Cherokee County

