



**THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS FOR MEADOWLAKES SUBDIVISION, BURNET COUNTY TEXAS**

This Second Amended Declaration of Covenants, Conditions and Restrictions for Meadowlakes Subdivision, Burnet County, Texas is made on the 2nd day of February, 2023 at Meadowlakes, Texas by the Meadowlakes Property Owners Association, Inc., a nonprofit Texas corporation ("Meadowlakes POA Board"), with a mailing address at 177 Broadmoor Meadowlakes, Texas 78654.

**RECITALS**

- A. The First Amended Declaration of Covenants, Conditions and Restrictions for the Meadowlakes Subdivision was made on the 9th day of October, 1999.
- B. As of February 2, 2023, a majority of the owners of the 1027 lots in the Meadowlakes Subdivision have voted in favor of the proposal to further amend the First Amended Declaration of Covenants, Conditions, and Restrictions to incorporate into the Declaration as Covenants the provisions set forth in Attachment A below, previously adopted as rules and regulations by the Meadowlakes POA Board, and have agreed to such amendment to the Declaration, with 524 votes in favor and 20 in opposition.
- C. Except as expressly amended hereby, the currently existing Declaration of Covenants, Conditions, and Restrictions shall remain in full force and effect

**AMENDMENT TO FIRST DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

**ATTACHMENT A**

**Pursuant to the duties and powers conferred upon the Board of the Meadowlakes, Texas POA under section 6.05 of the First Amended Declaration of Covenants, Conditions and Restrictions for Meadowlakes Subdivision, Burnet County, Texas dated October 9, 1999 ("Declaration"), the Board adopts the following rules and regulations interpreting, clarifying, and implementing use restrictions under Sections 4.04, 4.05, and 4.06 of the Declaration:**

WHEREAS, Section 4.04 of the Declaration requires that with the exception of certain lots enumerated in Sections 1 through 4, all lots shall be used for private single-family residential purposes only; and

WHEREAS, Section 4.05 defines the term "single-family Use"; and

WHEREAS, Section 4.06 provides that "All residential dwelling units shall never be used as a commercial 'time share' residence as defined by Texas Law; and

WHEREAS, the Board desires to interpret, clarify and implement the above-referenced provisions through the adoption of these rules and regulations that rentals of any lot or dwelling unit (i) for purposes other

than private single-family residential use or (ii) for a period of less than 30 days are prohibited by the Declarations.

NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING RULES AND REGULATIONS:

1. Lots or residential dwelling units within Meadowlakes may be leased or rented subject to the occupancy restrictions contained within the Declarations, as amended hereby. Leasing or renting must be for private single-family residential purposes only as the term "single-family Use" is defined in Section 4.05 of the Declarations. Lots and dwelling units may be leased or rented only in their entirety; no fraction or portion of a lot or dwelling unit may be leased or rented separately.
2. All leases and rentals shall be in writing and shall be for an initial term of not less than 30 days. **Short-term leasing or renting, meaning leasing or renting for a term of less than 30 days, is prohibited. Advertising a lot or dwelling unit on websites or platforms that offer short-term rentals, such as VRBO, Airbnb, HomeAway, and the like, is not permitted.**
3. Every owner shall cause all occupants to comply with the Declarations and shall be responsible for all violations caused by such occupants, notwithstanding the fact that such occupants are fully liable and may be sanctioned for any such violation. All leases and uses of any Lot or dwelling unit shall also comply with all governmental laws, rules, ordinances and regulations.

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions of the Meadowlakes Subdivision is executed as of this 2<sup>nd</sup> day of February, 2023.

Meadowlakes Property Owners Association, Inc.

By: Steven L Nash

Its President, MEADOWLAKES POA

STEVEN L NASH

ATTEST:

By: John S. Gillen

Its Secretary, MEADOWLAKES POA

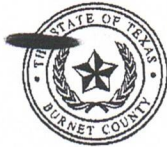
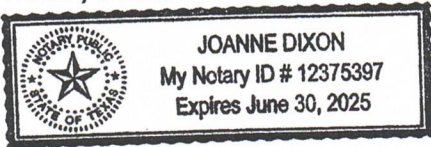
JOHN S. GILLEN

State of Texas, County of Burnet

This instrument was acknowledged before me on February 2, 2023 by Steve Nash  
President of the of Meadowlakes Property Owners Association, Inc., a Texas non-corporation  
corporation, and by John Gillen, its Secretary, on behalf of said corporation.

Joanne Dixon  
Notary Public's Signature

Notary's Seal



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OFFICIAL PUBLIC RECORDS

Licinta Stafford  
Vicinta Stafford, County Clerk

Burnet County Texas

2/2/2023 1:15:45 PM

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