



- (ii) To conform this Declaration to the requirements of any governmental agency, including the Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Veterans Administration or Federal Housing Administration; and

WHEREAS, the Declarant desires to amend the Seagrass Beach Architectural Guidelines within the Declaration as set forth below;

NOW, THEREFORE, for and in consideration of the recitals set forth above, and for other good and valuable consideration, Declarant does hereby amend the Seagrass Beach Architectural Guidelines attached and incorporated into the Declaration as follows:

**5.1 SITE PLANNING**

**5.1.1. BUILDING SETBACKS**

- (a) The building (including decks, balconies, arbors, pergolas and chimneys) shall not encroach into the building setbacks as indicated on the subdivision plat. The side building setback lines are 5 feet, except where noted on the subdivision plat as shown on lots 1, 2, 3 and 35. The street side building setback lines are 20 feet, except where noted on the subdivision plat as indicated on lots 1, 2, 3 and 35. The beach side building setback lines are 40 feet, except where noted on the subdivision plat as indicated on lots 1, 2 and 35. Only roof overhangs may encroach into the specified building setback, but by no more than 3 feet over the side building setback line, and by no more than 5 feet over the street side building setback line.
- (b) **Lot 35** - Modification of the West beachside building setback line to 90 feet from the West property line; as shown on **Exhibit "A"** attached hereto and made a part hereof. Notwithstanding **Section 12.04** of the Declaration, this modification shall be permanent and irrevocable, and may not be subsequently amended.


Except as amended hereby, the remainder of the Declaration shall remain in full force and effect.

Executed the 7<sup>th</sup> day of June, 2019.

(Signature & Acknowledgement on the Following Page)

DECLARANT:

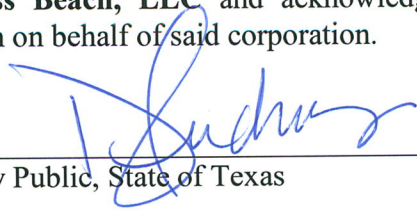
Seagrass Beach, LLC, a Texas limited liability company,

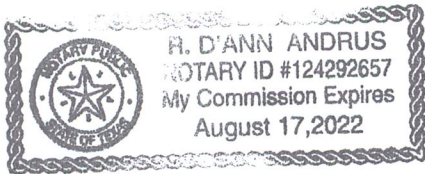
By:   
BlueCap Investments, LLC, Manager

STATE OF TEXAS \*

COUNTY OF GALVESTON \*

On the 7 day of June, 2019, before me, the undersigned Notary Public, personally appeared **Bradley B. Ballard**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his capacity as **Manager** of **BlueCap Investments, LLC** on behalf **Seagrass Beach, LLC** and acknowledged that he executed the same for the purpose contained therein on behalf of said corporation.

  
Notary Public, State of Texas



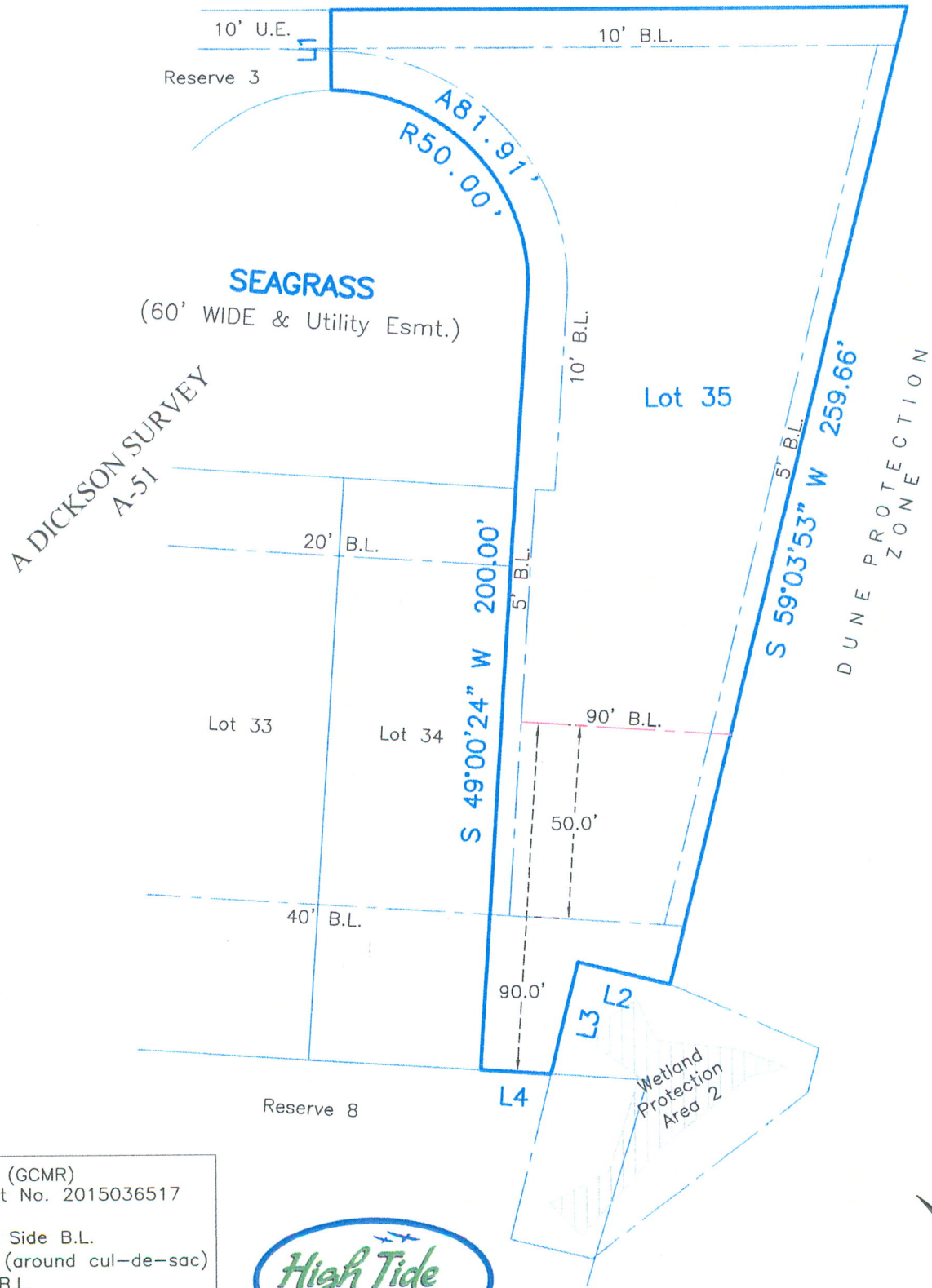


L1=S 45°08'59" W 20.68'  
 L2=S 30°55'52" E 24.25'  
 L3=S 59°04'08" W 29.47'  
 L4=N 40°59'01" W 18.00'

Exhibit A

Daniel Foreman, et al  
 GCCFN 9954456  
 OPRGCTx  
 F. HUGHES SURVEY, A-90

S 44°51'01" E 147.42'



Per Plat (GCMR)  
 Instrument No. 2015036517

10' East Side B.L.  
 10' B.L. (around cul-de-sac)  
 5' Side B.L.  
 40' West Side B.L.

B.L. = Building Line



CRYSTAL BEACH OFFICE  
 Registration Number: 10194364  
 (409) 684-8400 www.hightidelandsurveying.com  
 975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650  
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



SCALE: 1" = 40'

## FILED AND RECORDED

Instrument Number: 2019029959

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 06/07/2019 12:08PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*