

**Hood County Clerk
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PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2026-0011544 -
Filed and Recorded - Real Records

BY-LAWS

Grantor: PORT RIDGLEA EAST LOT OWNER CORPORATION

Pages: 5

Recorded On: 08/20/2026 09:18 AM

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Document Number:	2026-0011544	
Receipt Number:	R2612403	
Amount:	\$27.00	
Recorded By:	Traci Smith	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich
County Clerk
Hood County, Texas



**Return To: In Office
PORT RIDGLEA**



AMENDMENT TO BYLAWS OF Port Ridglea East Lot Owners Corporation

STATE OF TEXAS §
COUNTY OF HOOD §

The undersigned, being the duly authorized officers of Port Ridglea East Lot Owners Corporation (the "Association"), hereby certify that this Amendment to the Bylaws was approved in accordance with the governing documents of the Association and applicable Texas law.

RECITALS

WHEREAS, the Association is a Texas homeowners association organized and existing pursuant to its governing documents; and

WHEREAS, the Members of the Association have approved the amendment set forth below.

NOW, THEREFORE, the Bylaws are amended as follows:

1. AMENDMENT

The following Articles are added to the Bylaws:

“ARTICLE XVIII- VEHICLES

Section 1. All vehicles such as cars, boats, campers, RV's, and jet skis, which are parked on any lot in the Port Ridglea East Addition in Hood County (the "Neighborhood") must always be legally registered in compliance with Texas Law.

Section 2. All vehicles such as cars, boats, campers, RV's, jet skis which are parked on any lot in the Neighborhood must be properly maintained. For example, no flat tires, not supported by jacks, and no broken windows on such vehicles.

Section 3. Vehicles such as cars, boats, campers, RV's, jet skis cannot be used to store personal belongings in lieu of a storage unit. For example, the bed of a truck or open trailers may not be used to store personal belongings.

Section 4. Vehicles such as cars, boats, campers, RV's, and jet skis of any type cannot be parked in the front yard in lieu of parking in the driveway. If additional parking space is needed, a driveway must be created using gravel, concrete, asphalt.

Section 5. Inoperable vehicles such as cars, boats, campers, RV's, and jet skis cannot be stored in the driveway for more than 30 days

Section 6. No major vehicle repairs are permitted on the lot property. Examples of major vehicle repair include an engine rebuild, replacing a transmission, and replacing the front or rear axle.

ARTICLE XIX- HOMES, OUTBUILDINGS, DOCKS, LANDSCAPE MAINTENANCE

Section 1. All structures in the Neighborhood must maintain all windows. Broken windows must be replaced with glass, not with wood, plastic, or metal.

Section 2. Carports cannot be used as an open storage unit. If the carport needs to be used to store personal items, it must be enclosed to match the exterior of the home.

Section 3. All structures (such as homes, garage, storage buildings, and carports) must be maintained. Specifically, this means:

- Replace skirting that is missing, rotten or not secure
- Paint exterior of home if paint is peeling, mildewed, or faded
- Repair or replace exterior siding and wood trim that is damaged
- Power wash to remove mildew or dirt from all structures
- Window air conditioning units must be secured correctly, not propped up by wood or concrete blocks

Section 4. Unoccupied homes must be maintained and kept in good standing. This specifically means:

- No holes in roofs
- No boarded windows or doors
- No leaning buildings
- No collapsing roofs

Section 5. Remove or repair structures that are leaning or at risk of collapse

Section 6. Landscaping must be maintained. This specifically means:

- Trim dead limbs must be removed from trees
- Trim shrubs as needed
- Remove dead trees

Section 7. Docks and Retaining Walls. Repair or replace docks that are collapsing or falling into the water. Repair or replace retaining walls with large cracks, that are sinking or that are collapsing

ARTICLE XX- RENTAL HOMES

Section 1. All tenants must sign a lease of at least a 6-months or more

Section 2. As of June 1, 2026- Airbnb rentals are no longer permitted

Section 3. As of June 1, 2026- Existing Airbnb rentals must be legally registered with the State of Texas and lot owners of such Airbnb rentals must supply the The Association with proof.

Section 4. As of June 1, 2026 - Existing Airbnb rentals cannot be transferred to a new buyer as an Airbnb.

Section 5. Landlords must register the tenants name, phone number and email with The Association when the lease is signed.

ARTICLE XXI- FUTURE COMMUNICATION WITH LOT OWNERS

Section 1. The Association may use email, Docusign or other forms of electronic communication to distribute information or request a vote from the lot owners. Lot owners who fail to register a valid email address with The Association may not receive information from the Association or from the Board of Directors.”

2. RATIFICATION

Except as expressly amended herein, all provisions of the Bylaws shall remain in full force and effect and are hereby ratified and confirmed.

3. EFFECTIVE DATE

This Amendment has been approved by the Members as required by the governing documents of the Association, and shall take effect on the 17 day of AUGUST, 2026

CERTIFICATION

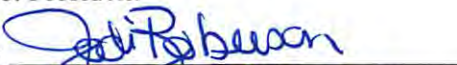
The undersigned officers certify that this Amendment was approved by the Members of the Association on the 22 day of MAY, 2026 by the vote required under the governing documents of the Association.

Port Ridglea East Lot Owners Corporation

By: 

Name: LANA DALEY

Title: President

By: 

Name: Jodi Roberson

Title: Secretary

SECRETARY'S CERTIFICATE

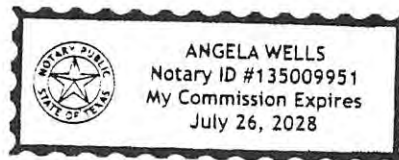
I, Jodi Roberson the undersigned Secretary of Port Ridglea East Lot Owners Corporation, certify that the foregoing Amendment to the Bylaws was duly approved in accordance with the governing documents of the Association and that the foregoing is a true and correct copy of the amendment adopted by the Association.

Jodi Roberson
Secretary

Date: 8/17/2026

This instrument was acknowledged before me on this 17th day of August,
_____ by Lana Daler, as President of Port Ridglea East Lot Owners Corporation and Jodi Roberson, as Secretary of Port Ridglea East Lot Owners Corporation.

Angela Wells
Notary Public



FILED

AUG 20 2026

SLD
County Clerk, Hood County, TX