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Cape Shores Property Owners Association
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Coastal Title Company
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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CAPE SHORES
Jackson County, Texas

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Barbara Earl - Jackson County, TX



CAPE SHORES
Jackson County, Texas

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by Cape Shores Land, LLC a Delaware limited liability company, hereinafter referred to as "Developer" or "Declarant".

WITNESSETH:

WHEREAS, Developer is the owner of that certain tract of land known as "Cape Shores" being a Subdivision of being a 152.06 acre tract of land situated partially in the William J. Wickman Survey, Abstract No. 273 and partially in the George Trapnell Survey, Abstract No. 263, Jackson County, Texas, as described in the plat Cape Shores Subdivision, recorded in the office of the County Clerk of Jackson County, Texas on the 20th day of April, 2016, after having been approved as provided by law, and being recorded in Slide 215-222, of the County Deed Records of Jackson County, Texas (herein referred to as the "property" or the "Subdivision"), and;

WHEREAS, it is the desire of Developer to place certain restrictions, easements, covenants, conditions, stipulations and reservation (herein sometimes referred to as the "Restrictions") upon and against such Property in order to establish a uniform plan for the development, improvement and sale of the Property, and to insure the preservation of such uniform plan for the benefit of both the present and future owners of Lots in said Subdivision;

NOW, THEREFORE, Developer hereby adopts, establishes and imposes upon the Subdivision, and declares the following reservations, easements, restrictions, covenants and conditions, applicable thereto, all of which are for the purposes of enhancing and protecting the value, desirability and attractiveness of said Property, which Restrictions shall run with said Property and title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof, except that no part of this Declaration of the Restrictions shall be deemed to apply in any manner to the areas identified or platted as a Reserve or Unrestricted Reserve on the Plat or to any area not included in the boundaries of said Plat. Developer also declares that this Subdivision shall be subject to the jurisdiction of the "Property Owners Association" (as hereinafter defined).

