



**P.O.A. OF STERLING SHORES, INC.
CERTIFICATION OF ADOPTION OF AMENDMENT**

WHEREAS, P.O.A. of Sterling Shores, Inc. (the "Association") constitutes a property owners association under the provisions of Chapter 209 of the Texas Property Code (the "Code");

WHEREAS, Paragraph 10.06, Section X of the Declaration of Covenants, Conditions and Restrictions for Sterling Shores (the "Declaration") provides that the Declaration may be amended or changed, in whole or in part, at any time by the written agreement or by signed ballots voting for such amendment, of not less than two-thirds (2/3rds) of all of the Owners of the Subdivision; and

WHEREAS, the Board of Directors of the Association (the "Board") called a vote by the Owners to amend the Declaration as to commercial activity and short-term rentals and said vote passed;

NOW, THEREFORE, the Board hereby adopts this Certification of Adoption of Amendment (the "Certification"), as set forth below:

AMENDMENT TO DECLARATION

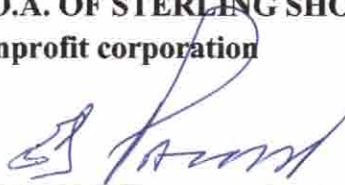
No business or commercial use or activity may be conducted within the Subdivision. Rental of any residence, tract and/or lot for a period of six or more months shall be permitted and shall not be deemed a commercial usage. Short term rental of any residence, tract and/or lot for a period of less than six months, including specifically rental as an Airbnb, Vrbo, or other short-term rental, shall not be permitted and shall be deemed a commercial usage. However, Owners may conduct their private computer, bookkeeping or clerical activities for their own business or work remotely with other offices so long as such business is in compliance with the Declaration of Covenants, Conditions and Restrictions for Sterling Shores and does not interfere or degrade the peace and quiet of the Subdivision. In any event, no use shall be permitted which would violate the quiet enjoyment of any other property within the Subdivision.

Owners shall submit to the P.O.A. of Sterling Shores, Inc. Office contact information for any lease or rental applicant, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the Subdivision under lease; and the commencement date and term of the lease as provided in Section 209.016, Texas Property Code. No sub-leasing of property by an approved tenant is allowed. Tenants in possession shall abide by all restrictions, as amended and supplemented, of the P.O.A. of Sterling Shores, Inc. Any fines incurred on the property by a tenant will be the responsibility of the Owner.

CERTIFICATION

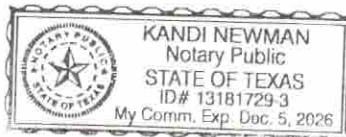
IN WITNESS WHEREOF, the undersigned, as the duly elected, qualified, and acting President, Vice President, Secretary and Treasurer of the P.O.A. of Sterling Shores, Inc., a Texas nonprofit corporation, hereby certify that the required number of Owners cast a written vote, in person or by proxy, in favor of the Amendment to Declaration at a meeting called for such purpose and hereby certify on behalf of the Association that this Certification of Adoption of Amendment was duly adopted by the Board of Directors of the Association at a meeting of the Board held on AUGUST 7TH, 2024, and shall remain in force and effect until revoked, modified or amended, and shall take effect upon its recording in the Official Public Records of Franklin County, Texas.

P.O.A. OF STERLING SHORES, INC., a Texas nonprofit corporation

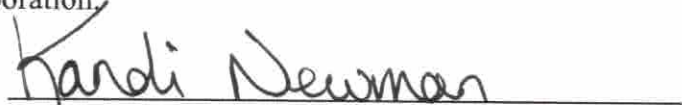


BY: Eugene D. Parrish
ITS: President

STATE OF TEXAS §
COUNTY OF Franklin §



This instrument was acknowledged before me on _____, 2024, by Eugene D. Parrish, President of the P.O.A. of Sterling Shores, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.


Notary Public, State of Texas

**P.O.A. OF STERLING SHORES, INC., a Texas
nonprofit corporation**

Edward C Beard

BY: Edward Beard

ITS: Vice President

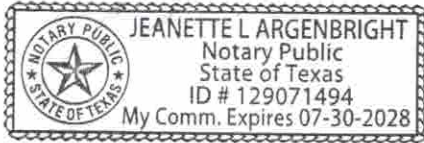
STATE OF TEXAS §

COUNTY OF Franklin §

This instrument was acknowledged before me on August 27th, 2024,
by Edward Beard, Vice President of the P.O.A. of Sterling Shores, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

Jeanette L Argenbright

Notary Public, State of Texas



**P.O.A. OF STERLING SHORES, INC., a Texas
nonprofit corporation**

Michelle Fesenbeck

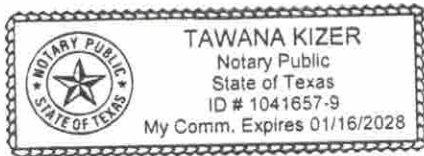
BY: Michelle Fesenbeck

ITS: Secretary

STATE OF TEXAS §

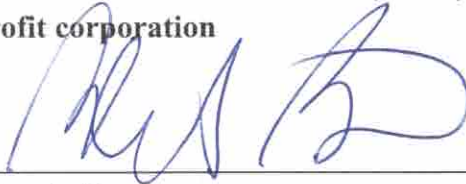
COUNTY OF Titus §

This instrument was acknowledged before me on September 9, 2024,
by Michelle Fesenbeck, Secretary of the P.O.A. of Sterling Shores, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.



Tawana Kizer
Notary Public, State of Texas

**P.O.A. OF STERLING SHORES, INC., a Texas
nonprofit corporation**

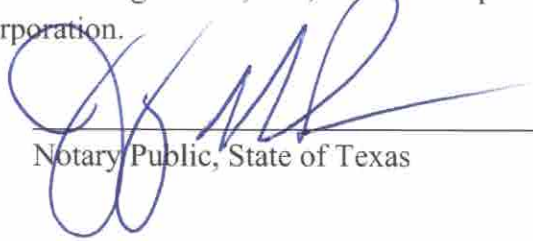
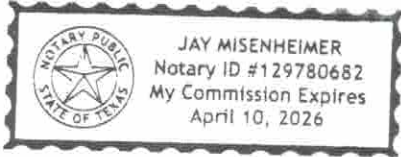


BY: Brenda Barnes
ITS: Treasurer

STATE OF TEXAS §

COUNTY OF Gregg §

This instrument was acknowledged before me on 9/5, 2024,
by Brenda Barnes, Treasurer of the P.O.A. of Sterling Shores, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.



Notary Public, State of Texas