

AFTER RECORDING, PLEASE RETURN TO:

Ronald C Hathcock  
1184 The Shores Dr  
Corsicana, TX 75109

**NINETEENTH SUPPLEMENTAL  
CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS FOR  
P.O.A. OF THE SHORES, INC**

STATE OF TEXAS       §  
                                  §  
COUNTY OF NAVARRO §

The undersigned, as President of the Board of Directors, for the P.O.A. of The Shores, Inc., for the purpose of complying with Section §202.009 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

***P.O.A. of The Shores, Inc. – Demolition Policy***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, the P.O.A. of The Shores, Inc. has caused this Nineteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed of record with the Navarro County Clerk's office and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A. of The Shores, Inc., filed on July 9, 2012, and recorded as Document No. 00005843 in the Official Public Records of Navarro County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A. of The Shores, Inc., filed on October 10, 2012, and recorded as Document No. 0000901401 in

the Official Public Records of Navarro County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A. of The Shores, Inc., filed on November 5, 2012, and recorded as Document No. 00009794 in the Official Public Records of Navarro County, Texas; that certain Certificate and Memorandum of Recording of Dedicatory Instruments for The Shores of Richland Chambers Lake Phase 10, filed on November 19, 2014, and recorded as Document No. 00008163 in the Official Public Records of Navarro County, Texas; and that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A. of The Shores, Inc., filed on March 30, 2016, and recorded as Document No. 00002211 in the Official Public Records of Navarro County, Texas; and certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc., filed on September 8, 2017, and recorded as Document No. 00006670 in the Official Public Records of Navarro County, Texas; and that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc., filed on September 18, 2017, and as recorded as Document No. 00006865 in the Official Public Records of Navarro County, Texas; and that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc., filed on October 17, 2018, and as recorded as Document No. 00008557 in the Official Public Records of Navarro County, Texas; and that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc., filed on May 28, 2019, and as recorded as Document No. 00004157 in the Official Public Records of Navarro County, Texas; and that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc., filed on January 6, 2020, and as recorded as Document No. 00000172 in the Official Public Records of Navarro County, Texas; and that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed

on September 20, 2021, and recorded as Document No. 2021-010221 in the Official Public Records of Navarro County, Texas; and that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on April 25, 2022, and recorded as Document No. 2022-004251 in the Official Public Records of Navarro County, Texas; and that certain Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on July 25, 2022, and recorded as Document No. 2022-007808 in the Official Public Records of Navarro County, Texas; and that certain Twelfth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on October 3, 2022, and recorded as Document No. 2022-010520 in the Official Public Records of Navarro County, Texas; and that certain Thirteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on April 3, 2023, and recorded as Document No. 2023-002724 in the Official Public Records of Navarro County, Texas; and that certain Fourteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on July 31, 2023, and recorded as Document No. 2023-007007 in the Official Public Records of Navarro County, Texas; and that certain Fifteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on November 20, 2023, and recorded as Document No. 2023-010971 filed in the Official Public Records of Navarro County, Texas; and that certain Sixteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on December 18, 2023, and recorded as Document No. 2023-011803 filed in the Official Public Records of Navarro County, Texas; and that certain Eighteenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for P.O.A of The Shores, Inc, filed on November 12, 2024 and recorded as Document No. 2024-010631 filed in the Official Public Records

of Navarro County, Texas.

To the extent allowed by law or the governing documents of the P.O.A. of The Shores, Inc., the dedicatory instrument attached hereto shall serve to replace any other dedicatory instrument previously filed on behalf of the P.O.A. of The Shores, Inc., addressing the same subject matter.

**P.O.A. of The Shores, Inc.**

By: \_\_\_\_\_

**Ronald C Hathcock**

Its: \_\_\_\_\_

**President**

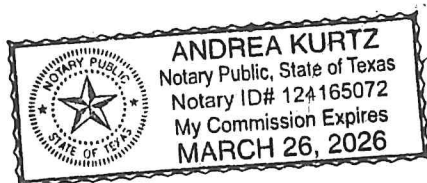
**Board of Directors**

**P.O.A. of The Shores, Inc.**

STATE OF TEXAS           §  
  §  
COUNTY OF NAVARRO   §

BEFORE ME, the undersigned Notary Public, on this day appeared Ronald C Hathcock, President of The Board of Directors, P.O.A. of The Shores, Inc. known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 26th day of April 2025.



\_\_\_\_\_  
Notary Public, State of Texas



**Nineteenth Supplemental Certificate and Memorandum of  
Recording of Dedicatory Instruments for P.O.A of The Shores, INC.  
Demolition policy**

**Exhibit A**

We issue this Policy in furtherance of the powers afforded the Board of Directors under the Bylaws and as authorized under Article IX Section 9.10 of the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers lake. This policy is intended for the use and benefit of both current owners and future owners. The fee permitting rule applies both to demolition or any extensive modifications to existing homes.

**PROPERTY PRESERVATION**

The Board of Directors has considered and deliberated the impact of construction related activities including construction vehicles and equipment, on the infrastructure within The Shores community. The Association has a strong interest in preserving the roads within The Shores community. The Association has incurred increasing costs in repairing roads which were damaged by construction vehicles and equipment. The objective data supports the implementation of a fee permit to be charged to any owner seeking to demolish an existing home or certain construction activities for extensive remodeling wherein a dumpster is utilized.

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**PERMIT FEES**

16	Complete demolition and removal of only the elevated structure - ½ of the current construction permit fee for the size of structure.	
16a.	6,000 sq ft. or larger (HVAC)	\$5,000
16b.	3,501 sq. ft. to 5,999 sq ft.(HVAC)	\$3,000
16c.	2,500 sq. ft. to 3,500 (HVAC)	\$2,000
16d.	Less than 2,500 sq. ft. (HVAC)	\$1,375
16e.	Guest House	\$500
16f.	Accessory Building	\$250
17	Complete demolition and removal of the elevated structure and foundation – full price of the current construction permit fee for the size of the structure.	
17a.	6,000 sq ft. or larger (HVAC)	\$10,000
17b.	3,501 sq. ft. to 5,999 sq ft.(HVAC)	\$6,000
17c.	2,500 sq. ft. to 3,500 (HVAC)	\$4,000
17d.	Less than 2,500 sq. ft. (HVAC)	\$2,750
17e.	Guest House	\$1,000
17f.	Accessory Building	\$500
18	Extensive remodel requiring the use of roll-off container or dumpster- Note projects utilizing a utility or dump trailer are exempt from this fee.	\$500

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Demolition policy

Exhibit A

The demolition permit fee payment shall be made payable to "**P.O.A. OF THE SHORES, INC**" and is non-refundable. The demolition permit fee, shall accompany the application submitted to the ACC for approval. Payment of the demolition permit does not indemnify subcontractors, suppliers and employees (your construction team) from financial responsibility of correcting damages caused by arbitrary actions resulting in unwarranted damages.

Requests to the ACC for approval of site demolition will require the member to acknowledge that they understand and will comply with this policy before approval is granted. Members shall submit ACC Form #2 Lot Improvements and the Contractor Job Site Expectations document both of which must be signed and returned to the committee with the permit fee and application. **The committee may deny any future requests involving businesses that have not signed and adhered to the Contractor Job Site Expectations for each project.**

In association with the demolition permit and any other situations wherein heavy loads could cause road damage the following weight and load restrictions apply:

- If dump trucks are utilized - Maximum 6 cubic yard load for heavy materials, specifically, concrete, or gunite.
- Maximum 40,000-pound gross vehicle weight
- Required: Owners are responsible for notifying the BOD at least 24 hours prior to commencing activities. Failure to provide notification will result in a fine (see below).

Fines will be assessed as follows:

- \$250 for failure to notify the BOD 24 hours prior to commencing activities.
- \$2000 per load exceeding weight or load restriction.

Levying of fines will be pursuant to Texas Property Code Section 209.006.

The revised Demolition and Fine policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended by the Board of Directors, and shall be filed or record with the Office of Navarro County Clerk.

**NINETEENTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM  
OF RECORDING OF DEDICATORY INSTRUMENTS FOR  
P.O.A. OF THE SHORES, INC  
Demolition Policy  
Exhibit B**

Those lots, blocks, tracts and parcels of real property located in Navarro County, Texas, and more particularly described as follows:

- (i) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 1 – recorded at Volume 7, page 307 – 308 of the Map or Plat Records of Navarro County, Texas;**
- (ii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 2 – recorded at Volume 7, page 343 – 344 of the Map or Plat Records of Navarro County, Texas;**
- (iii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 3 – recorded at Volume 7, page 345 – 346 of the Map or Plat Records of Navarro County, Texas;**
- (iv) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 4 – recorded at Volume 7, page 341 of the Map or Plat Records of Navarro County, Texas;**
- (v) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 5 – recorded at Volume 7, page 397 of the Map or Plat Records of Navarro County, Texas;**
- (vi) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 6 – recorded at Volume 7, page 395 – 396 of the Map or Plat Records of Navarro County, Texas;**
- (vii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 7 – recorded at Volume 7, page 399 – 400 of the Map or Plat Records of Navarro County, Texas; and**
- (viii) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 8 – recorded at Volume 8, page 1 – 2 of the Map or Plat Records of Navarro County, Texas; and**
- (ix) All lots and tracts of land situated in **THE SHORES ON RICHLAND CHAMBERS LAKES, Phase 10 – recorded at Volume 8, page 55 of the Map or Plat Records of Navarro County, Texas.**