

**SUPPLEMENTAL DECLARATION ADDING
THE 500 SERIES MARINA BOAT DOCKS AT THE SHORES
TO THE MARINA BOAT DOCKS AT THE SHORES,
An Exclusive Use Limited Common Element Project of
The Shores Subdivision**

TO THE

***DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS & OTHER MATTERS***

FOR

THE SHORES SUBDIVISION

South Padre Island, Texas

STATE OF TEXAS §
COUNTY OF CAMERON §

This Supplemental Declaration of the 500 Series Marina Boat Docks at The Shores (the “500 Series Marina Boat Docks Supplemental Declaration”), which designates “The 500 Series Marina Boat Docks at the Shores” as an Exclusive Use Limited Common Element Project of the Marina Boat Docks at the Shores, is made this 30th day of **March, 2026** by Shores Development, Inc. (the “Declarant”).

WITNESSETH

WHEREAS, Declarant has created a planned unit development known as The Shores of South Padre Island and thereby subjected certain properties to covenants, conditions, restrictions and other matters as set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Other Matters (hereinafter called the “Declaration”), which said Declaration being filed for record under Volume 12262, Page 1, Clerk’s Document No. 8695, of the Official Public Records of Cameron County, Texas, and amended from time to time thereafter;

WHEREAS, Declarant designated the Marina Boat Docks at the Shores as an Exclusive Use Limited Common Element Project as set forth in the Supplemental Declaration of the Marina Boat Docks at The Shores filed for record in Volume 12287, Page 112, Official Public Records of Cameron County, Texas, amended by First Amendment to Supplemental Declaration of “The Marina Boat Docks at The Shores” to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision, dated February 7, 2023, and filed for record under Instrument Number 2023-4736, Official Records of Cameron County, Texas, and later supplemented by the Supplemental Declaration of “The Marina Boat Docks at The Shores” to the Declaration of Covenants, Conditions, Restrictions & Other Matters of The Shores Subdivision dated February 10, 2023, and filed for record under Instrument Number 2023-4737, Official Records of Cameron County, Texas (herein collectively the “Marina Boat Docks Declaration”);

WHEREAS, in accordance with the Declaration and the Marina Boat Docks Declaration, the Declarant may designate additional docks and/or Slips to the Marina Boat Docks at the Shores;

NOW, THEREFORE, the Declarant hereby designates the hereinafter described docks and/or Slips to the Marina Boat Docks Declaration and, through this 500 Series Marina Boat Docks Supplemental Declaration, extends the scheme of the covenants, conditions and restrictions of the Marina Boat Docks

Declaration to such additional docks and Slips described herein. The provisions of the Declaration, the Marina Boat Docks Declaration and this 500 Series Marina Boat Docks Supplemental Declaration shall be a covenant running with the Slips and shall be binding on all parties having any right, title or interest in the Slips or any part thereof and their heirs, personal representatives, successors and assigns.

**I.
DEFINITIONS**

The definitions set forth in the Declaration and the Marina Boat Docks Declaration are incorporated herein by reference.

**II.
DESCRIPTION OF THE ADDITION TO PROJECT**

- A. Name. The addition to the Project addressed through this supplemental declaration shall be known as 500 Series Marina Boat Docks and is hereby designated as part of the Marina Boat Docks at the Shores.
- B. Dock Description/Slips Added to Project. The addition to the Project consists of one additional T-head dock with 20 Slips. The Slips added through this 500 Series Marina Boat Docks Supplemental Declaration are numbered 501 through 520, which are further described and illustrated on **Exhibit A** attached hereto and incorporated by reference as if set forth fully at length. As such, Slips 501 through 520 constitute separate and distinct Exclusive Use Limited Common Elements subject to the limitations and restrictions set forth in the Declaration, the Marina Boat Docks Declaration and this 500 Series Marina Boat Docks Supplemental Declaration.
- C. Unit Value Per Slip. Each Slip of the 500 Series Dock created by this Supplemental Declaration, i.e., Slips 501 through 520, are assigned a Unit Value of 1.0. Exhibit B of the Marina Boat Docks Declaration is hereby supplemented and replaced with **Exhibit B** attached hereto. Exhibit B sets forth the Sharing Ratio of each Slip effective as of the date hereof and takes into account the original Slips of the Marina Boat Docks Declaration, the Slips previously added, and the additional Slips added by this 500 Series Marina Boat Docks Supplemental Declaration.

EXECUTED AND EFFECTIVE THIS 30th DAY OF MARCH, 2026.

DECLARANT:

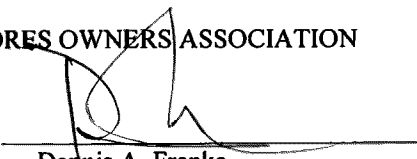
SHORES DEVELOPMENT, INC.

BY: _____

Richard J. Franke, President

ASSOCIATION:

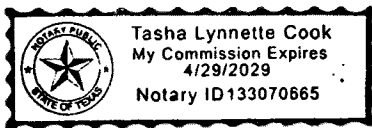
SHORES OWNERS ASSOCIATION

BY: 
Dennis A. Franke,
Secretary

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF CAMERON §

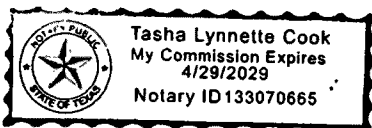
This instrument was acknowledged before me on the 30th day of March, 2026, by RICHARD J. FRANKE, President of Shores Development, Inc., on behalf of said corporation.



Tasha Cook
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me on the 31st day of March, 2026, by DENNIS A. FRANKE, Secretary of Shores Owners Association, on behalf of said corporation.



Tasha Cook
Notary Public, State of Texas

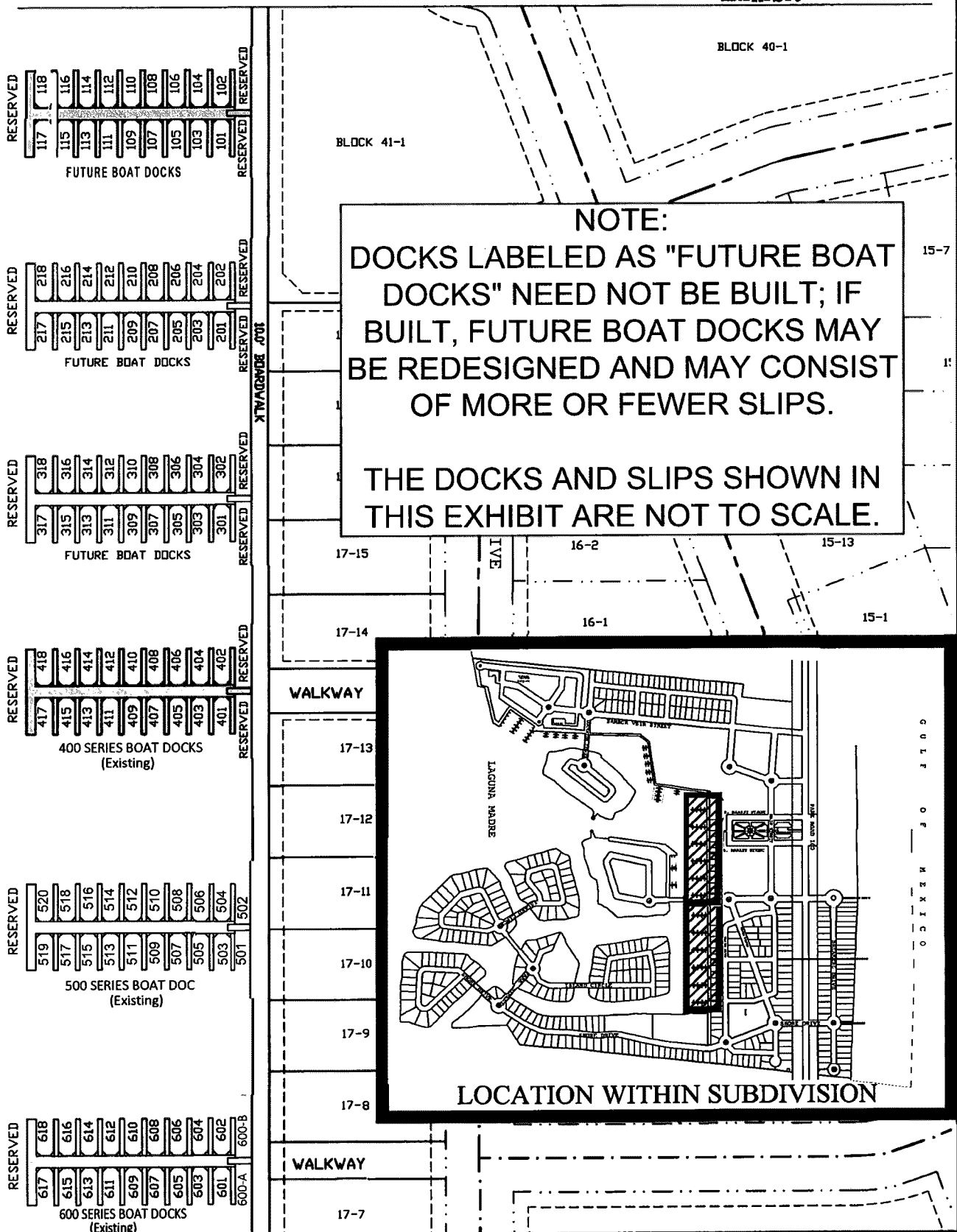
Exhibit A

EXHIBIT B

SLIP NUMBER	UNIT VALUE	SHARING RATIO
401	1	1.72%
402	1	1.72%
403	1	1.72%
404	1	1.72%
405	1	1.72%
406	1	1.72%
407	1	1.72%
408	1	1.72%
409	1	1.72%
410	1	1.72%
411	1	1.72%
412	1	1.72%
413	1	1.72%
414	1	1.72%
415	1	1.72%
416	1	1.72%
417	1	1.72%
418	1	1.72%
501	1	1.72%
502	1	1.72%
503	1	1.72%
504	1	1.72%
505	1	1.72%
506	1	1.72%
507	1	1.72%
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519	1	1.72%
520	1	1.72%

600-A	1	1.72%
600-B	1	1.72%
601	1	1.72%
602	1	1.72%
603	1	1.72%
604	1	1.72%
605	1	1.72%
606	1	1.72%
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617	1	1.72%
618	1	1.72%
TOTALS	58	100.00%

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2026-11059

eRecording - Real Property

Recorded On: April 01, 2026 08:05 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$55.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 11059
Receipt Number: 20260331000043
Recorded Date/Time: April 01, 2026 08:05 AM
User: Erika R
Station: CC-22-5690

Record and Return To:

EPN



**STATE OF TEXAS
COUNTY OF CAMERON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX