related expenses and costs, including but not limited to attorney fees and court costs. Before the Board may invoke the remedies provided above, it must give notice of the alleged violation to the Owner in the manner specified in Section 10.03, and must give the Owner an opportunity to request a hearing. If, after the hearing, or if no hearing is requested, after the deadline for requesting a hearing has passed, the Board determines that a violation exists, the Board's right to proceed with the listed remedies will become absolute. Each day a violation continues will be deemed a separate violation. All unpaid special charges imposed under this Section for violation of the Restrictions will be the personal obligation of the Owner of the Lot for which the special charge was imposed and will become a lien against the Lot and all Improvements on it. The liens will be prior to any declaration of homestead and the Association may enforce payment of the special charges in the same manner as provided in Article 8. Despite any provision in this Section to the contrary, the Board will not be required to afford an Owner a hearing before the filing of a lawsuit to collect past-due Assessments.

10.09. Construction. The provisions of the Restrictions will be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion of a provision will not affect the validity or enforceability of any other provision or portion of a provision. Unless the context requires a contrary construction, the singular includes the plural and the plural the singular, and the masculine, feminine, or neuter each includes the masculine, feminine, and neuter. All headings and titles used in this Declaration are intended solely for convenience of reference and will not enlarge, limit, or otherwise affect that which is set forth in any of the paragraphs, sections, or articles in this Declaration.

10.10. Rules of Franklin County Water District. All rules of Franklin County Water District (or its successor) shall prevail. As owners of the land and original Lessors, their rules and regulations shall be enforced as if they were a part of these deed restrictions and each lessee or sub-lessee of individual lots in the El Dorado Complex shall make himself aware of said rules and regulations and remain current in said changes.

10.11 Previous Rights. Notwithstanding any of the provisions in this Document or the By-Laws of El Dorado Bay to the contrary, any rights possessed by the Developer or Declarant immediately prior to the effective date of either document concerning unsold lots shall not be diminished.

EXECUTED as of December 18, 2012.

DECLARANT:
El Dorado Property Owners Assn., Inc.
a(n) Texas Nonprofit Corporation

By: Daniel M Schmeling
Name: Dan Schmeling
Title: President

By: Mike Simms
Name: Mike Simms
Title: Vice President

By: Helen Jungemann
Name: Helen Jungemann
Title: Secretary

SHANNON JO OLIVER
MY COMMISSION EXPIRES
December 29, 2014

Shannon Jo Oliver
Notary Public