

SURFSIDE II COMPLETE RULES AND REGULATIONS

August 12, 2021

This document contains the complete set of rules and regulations for Surfside II. This consists of all of the rules that have been approved by the HOA board, including those that are listed in the single-page Rules & Regulations document and posted on signs around the complex. Also included are the rules and regulations in article VII, section 8 of the bylaws.

The rules approved by the board are as follows:

Common Areas

- Common areas are for use by owners and occupants only.
- No trespassing. Violators will be prosecuted.
- All common walkways are to be kept clear at all times
- No charcoal grilling allowed, except in permanent grills in pool area.
- Feral Cats, Seagulls and other birds are not to be fed anywhere on the property

Balconies

- Do not use the balcony for storage
- Balcony should be kept free and clear of trash.
- All chairs & equipment left on the balcony must be rust proof.
- Balcony rails will not be used for drying clothing, towels, swimsuits, etc.
- Only gas or electric grilling on balconies.

Noise

- All noise will be held to a minimum after 10:00 pm and before 9:00 am.
- No running, stomping or jumping.
- No loud music or noise allowed on the premises.

Occupancy

- A maximum of six (6) people are allowed in the unit between 11pm and 7am.
- A maximum of twelve (12) people are allowed in the unit between 7am and 11pm.

Parking

- You must park your vehicle within the unit's designated assigned parking space.
- Your vehicle must display the parking permit on the windshield at all times.
- No boats, RV's or trailers are allowed.
- The short parking spaces are limited to one (1) vehicle.
- The long parking spaces may contain two (2) vehicles, where the second vehicle is parked behind the first vehicle as long as this vehicle is staying in the same unit with the same party.
- Parking spaces cannot be used to store inoperable vehicles. All vehicles must have a current registration sticker.
- Any vehicle parked in someone else's parking space, without owner's permission, will be towed.

Pool

- Pool and courtyard hours are between 9am and 11pm. No one is allowed in the pool area at other times.

- Everyone 3 years or older in the pool area must wear a wrist band.
- Children under 12 must be accompanied by an adult 18 years or older.
- Children under 12 are not allowed in the hot tub.
- Guests must be accompanied by an owner or renter.
- Young children may wear their wristband on the ankle if it will not stay on the wrist.
- No pets are allowed in the pool area.
- Glass containers are not allowed in the pool area.
- No beer kegs or loud music allowed.
- No personal BBQ pits are allowed in the pool area.
- No smoking in the courtyard and pool area.
- Please keep the gate closed to the pool area.
- No one, regardless of age, shall be allowed in the pool or common areas unclothed.
- Swimsuit attire is required in the pool and hot tub.
- Clean up after yourselves after being in the pool area – throw trash in the receptacles provided.
- Do not remove any furniture from the pool area.
- Babies that are in the pool must wear swim diapers.
- No running, rough playing, jumping or diving in the pool area.
- Sand must be removed from shoes and feet before entering the pool and/or hot tub

Safety

- No running in the common areas
- No throwing rocks, chairs or any other debris from the balconies or into the pool area.
- No board or roller skating on walkways
- No fireworks, guns or firearms are permitted on the property
- Report any leaks or overflows immediately to your rental agency or to property management.

Trash

- All garbage/trash is to be placed in plastic bags, tied closed and placed inside the dumpster.
- Do not leave trash bags in hallways, walkways or common areas.
- Cardboard boxes should be folded before being placed in the dumpster.
- No car batteries should be placed in the dumpster.
- Scrap materials from repairs to the units should be hauled off by the contractors at their own expense.
- Do not place flammable materials in the dumpster.
- Do not extinguish cigarette butts on floor, grass or any common areas. Carry your own non-glass ashtray.

The rules and regulations defined in the bylaws in article VII, section 8 are as follows:

a) All Owners shall promptly and completely comply with each of the rules and regulations herein contained or hereafter properly adopted.

b) Nothing shall be done in any residential Unit, nor shall same be occupied or used for any purpose, nor shall any commodity, product or personal property be kept therein or thereon which shall cause such improvements to be uninsurable against loss by fire or the perils included in an extended coverage endorsement under the rules of the State of Texas Insurance Commission or which might cause or warrant any policy or policies covering said premises to be canceled or suspended by the issuing company.

c) Owners and occupants of Units shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played musical instruments; radios, phonographs, television sets, amplifiers, and any other instrument or devices in such manner as may disturb Owners, tenants or other occupants of Units of SURFSIDE II condominium, and/or impose an undue burden on the Association or its Management, and therefore no Unit or shall be used or occupied in such manner as to obstruct or interfere with the enjoyment of occupants or other residents of adjoining Units, nor shall any nuisance, including overcrowding of Units beyond the number of occupants set by Board of Director's regulations, or immoral or illegal activity be committed or permitted to occur in or on any Unit or upon any part of the Common Elements of SURFSIDE II condominium.

d) The grounds of the SURFSIDE II condominium are intended to be used for the purposes of affording vehicular and pedestrian movement within the condominium, and of providing access to the Units; those portions thereof adapted therefor for recreational use by the Owners and occupants of Units; and all thereof, for the beautification of the condominium and for providing privacy for the residents thereof through landscaping and such other means as shall be deemed appropriate. No part of such grounds shall be obstructed so as to interfere with the use for the purposes hereinabove recited, nor shall any part of the grounds be used for general storage purposes after the completion of the construction of the Units by the developer, except for the maintenance storage room, if any, nor anything done thereon in any manner which shall increase the rate of hazard and liability insurance covering said area and improvements situated thereon.

e) Not more than two (2) small (less than 25 pounds) dogs, cats or other usual small household pets may be kept in any Unit, provided always that such household pets shall be allowed on the grounds only as may be specified under reasonable rules therefor promulgated by the Board of Directors. Except as herein above stated, no animal, livestock, birds or poultry shall be brought within the condominium or kept in or around any Unit thereof.

f) No resident of the condominium shall post any advertisements, signs or posters of any kind in or on the project except as authorized by the Association.

g) Parking of automobiles shall be only in the space designated as parking; no unattended vehicle shall at any time be left in such manner as to impede the passage of traffic or to impair proper access to parking areas. No boats, trailers or campers will be left in parking areas. No storage or any object shall be permitted in the driveway area and the same shall at all times be kept free of unreasonable accumulation of debris or rubbish of any kind.

h) It is prohibited to hang garments, rugs and/or any other materials from the windows or from any of the facades of the project.

i) It is prohibited to dust rugs or other materials from the windows, or to clean rugs by beating on the exterior part of the Units, or to throw away dust, trash or garbage out of any of the windows of any of the Units.

j) It is prohibited to throw garbage or trash outside the disposal areas provided for such purposes, containers must be used.

k) No Owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machine or air conditioning units or any other devices whatsoever on the exterior of the project or that protrude through the walls or out of the windows, or on the roof of the project save as are expressly

in writing previously approved by the Association.

l) No Owner or other occupant of any Unit shall make any alteration, modification or improvement, nor add any awnings, patio covers or other devices in the Common Elements of the condominium or to any exterior surface or remove equipment or object, except with the written consent of the Association.

m) It is specifically provided that no house trailer, mobile home, self propelled motor home or recreational vehicle shall at any time either be used temporarily or permanently as a place of residence or overnight accommodations in any area in the condominium complex. This shall not be interpreted to prohibit the use of a house trailer or mobile home type structure by contractors or subcontractors during the course of construction.