

SURFSIDE II CONDOMINIUM POLICIES

August 12, 2021

All owners are responsible for the conduct and actions of their renters, guests, children and people working for them at the complex. Everyone present at Surfside II is required to observe and abide by the condominium policies. If any of these rules are not adhered to, the owner responsible for the people breaking the rules will first be notified to take care of the situation immediately. If the situation is not rectified or the same problem continues, the unit owner will be fined \$100 for each and every incident that occurs after being warned. Any repair to damage to the common areas will be billed to the unit owner responsible. The summary of the rules must be posted in both English and Spanish.

Owners will be immediately assessed fines without warning for violation of the overnight occupancy rule. The fine is \$100 for each person over the limit of six people allowed, with a maximum fine of \$200 for the first night, and no limit on the fine for subsequent nights. The fines will be assessed for each night that the violations occurs. The owner will be informed of the fines after each night that the violations occurred.

Violations of the wristband rule do not require sending a warning to the owner prior to issuing a fine. If someone is found not wearing a wristband an owner, or someone working on behalf of the HOA may request that the person put on a wristband. If that person does not put on a wristband in a timely manner they must leave the pool area. If the person does not comply, and their unit number can be accurately determined, the HOA should be notified, and the owner will be immediately fined.

All owners may have up to 6 maroon or blue wristbands for their unit. These are to be used by owners, families and friends when in the pool area. In addition, owners may have up to 6 orange wristbands that are used by renters. The owner's wristbands may be purchased at the management office for \$5 each, and the renter's wristbands cost \$10 each.

During the month of March, renters older than 10 years old must wear a temporary wristband at all times when at Surfside II. These wristband may be purchased at the management office for \$20 each. Winter Texans are exempt from wearing these wristbands.

Normally there may not be more than 6 people per unit in the pool area. However, an owner may host a party in the pool area if given permission by the HOA. To host a party, the owner must first contact the manager or an HOA board member at least 10 days prior to the party, and provide information about the date and time of the party, and how long it will last. The owner must also inform the board about how many people will be attending the party. An owner must be in attendance at the party. All of the owners will receive an email notifying them of the party request. The email will indicate the date and time of the party, and the number of attendees.

The board will then determine if there are any conflicts with other activities at the complex, and inform the owner whether the party has been approved. Parties should be avoided during busy times of the year, such as the month of March, holidays and weekends during the summer. The wristbands for the party will cost one dollar per person. Be aware that each unit is only allowed two parking spaces, so any extra vehicles must be parked elsewhere.