

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION

RULES AND REGULATIONS FOR ALL HOMES

WHEREAS, the Terramar Beach Community Improvement Association (the "Association"), a Texas non-profit corporation, is the governing entity for the Terramar Beach subdivision, as the same is subject to certain dedications, covenants, and restrictions recorded in the Galveston County Real Property Records;

WHEREAS, Texas Property Code Section 204.010(6) provides that an Association's Board may "regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision" and;

WHEREAS, the Association's Board of Directors desires to adopt certain rules and regulations pertaining to the use and appearance of the subdivision;

NOW THEREFORE, in accordance with the foregoing, the Association acting through its Board of Directors hereby adopts, establishes, and imposes the following Rules and Regulations for Terramar Beach which shall become effective upon the recording of this document in the Galveston County Real Property Records. All owners and any guests are to adhere to these Rules and Regulations to maintain the peaceful enjoyment by all homeowners and guests in the community:

1. Trash must be bagged and **TIGHTLY** secured with a twist tie or knot to ensure that no trash can blow out of the trash cart. Each home must maintain adequate carts to ensure that carts accommodate trash for the entire week for Monday trash pickup. If a home has more trash than can be secured in cart for pickup day, homeowner must arrange for additional pickups with an independent source or acquire more trash carts from the City of Galveston. All carts need to be removed from the street on the same day as trash pickup. Please see the City of Galveston Ordinance concerning trash pickup:

"All receptacles shall be set out for collection prior to 6:30a.m. on the regular day of collection (Monday for Terramar Beach) whether for refuse or for recyclable material, but no sooner than 5:00p.m. of the day prior to collection. Where possible, as determined by the director of municipal utilities or his designee, all receptacles shall be returned to private property, secured and screened from view as soon as practicable after servicing, but, in no case later than 10:00p.m. of the day of service. The director of municipal utilities may allow receptacles to remain in alleys when appropriate.

2. All vehicles which are parked in a street must be parked in such a manner as not to impede traffic or emergency vehicles **AT ANY TIME**. When parked in the street, no vehicles can park opposite of or side-by-side with a vehicle which would limit the movement of regular traffic flow. Driveways must be full before vehicles can be parked in the street in the manner described herein. No vehicle which is parked in a street may block any part of a neighboring driveway.

3. All owners must provide a 24/7 contact person who is required to be available to address problems such as parking, trash, trespassing, animal issues and noise issues. The name and phone number of this individual for each house will be provided to the Association via the community manager: Lisa Porter - lisap@kpmtx.com. Please send the information to Lisa upon receipt of these Rules and Regulations.

4. Noise/Lights Out -out of respect for neighbors, all residents and their guests will observe the City Noise Ordinance of the City of Galveston which states:

"The City of Galveston's municipal code provides for permissible sound levels within city limits. City Code Section 24-2 limits weighted decibels produced by any activity or sound source to the following levels:

DAYTIME HOURS – 7am to 10pm: dB(A) shall be 75;

NIGHTTIME HOURS – 10pm to 7am: dB(A) shall be seventy (70).

These Rules may be modified as needed by the Association's Board of Directors.

Nothing herein is intended to alter, modify or amend the Restrictions, except as specifically provided hereinabove.

IN WITNESS WHEREOF, I, the undersigned, hereby certify that the foregoing Rules and Regulations were adopted by a majority of the Board of Directors at a duly called meeting, effective as of the 11 day of March, 2021.

TERRAMAR BEACH COMMUNITY
IMPROVEMENT ASSOCIATION

By: _____

Print Name: _____

CRIST VANCE
President of the
Board of Directors

ADDITIONAL DEDICATORY INSTRUMENT

for

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION

THE STATE OF TEXAS

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COUNTY OF GALVESTON

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BEFORE ME, the undersigned authority, on this day personally appeared Craig Vance who, being by me first duly sworn, states on oath the following:

My name is Craig Vance, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the President of TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

RULES AND REGULATIONS

for

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
A TEXAS NON-PROFIT CORPORATION**

DATED this 11 day of March, 2021.

**TERRAMAR BEACH COMMUNITY
IMPROVEMENT ASSOCIATION**

BY: _____

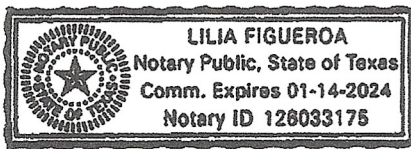
Craig Vance, President

THE STATE OF TEXAS

COUNTY OF Harris

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THIS INSTRUMENT was acknowledged before me on this the 11 day of March, 2021 by the said Craig Vance, President of TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: WPR

FILED AND RECORDED

Instrument Number: 2021017686

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 03/12/2021 3:35PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*