

**ADDITIONAL DEDICATORY INSTRUMENT FOR
TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION**

**THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §**

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

My name is Jonathan Olson, 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, INC. Pursuant to Section 209.006 of the Texas Property Code, the following document is a copy of the original official document from the Association's files:

**RENTAL GUIDELINES AND REGULATIONS FOR
TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

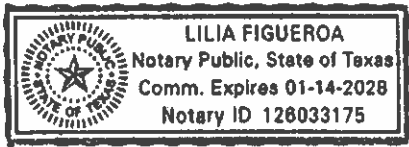
DATED this the 24 day of January, 2024.

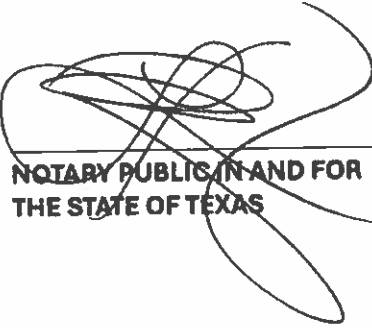
**TERRAMAR BEACH COMMUNITY
IMPROVEMENT ASSOCIATION, INC.**

**BY: 
Jonathan Olson, President**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on the 24 day of January, 2024 by the said Jonathan Olson, President of TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC IN AND FOR 1.24.2024
THE STATE OF TEXAS Lilia Figueroa

(SEAL)

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION

RENTAL GUIDELINES & REGULATIONS RESOLUTION

Pursuant to Texas Property Code Section 204.010 (a) (6), Terramar Beach Community Improvement Association, Inc. has the power through its Board of Directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision.

Therefore, the Board establishes the following Rental Guidelines and Regulations to provide clear and definitive guidance to owners and residents regarding rentals; effective on February 1, 2024.

RENTAL GUIDELINES & REGULATIONS

RENTAL REGISTRATION

- Any home operating as a rental property **MUST** be registered with the Galveston Park Board.
- The City of Galveston provides a 24/7 contact number that neighbors may call to file a complaint. Noise and over-occupancy disturbances can result in fines and possible eviction.
- Each rental property must report record of rental property to King Property Management (by email to: lisap@kpmtx.com) which properly identifies:
 - Owner name
 - Rental house name
 - Rental house address
 - Rental management or rental program name, i.e. Sand N Sea, Vacasa, Airbnb
 - 24-hour contact information
 - GVR Registration Number
- All rental property owners and guests must adhere to the ordinances of the City of Galveston.
- It is the responsibility of the Rental Property Owner to publish and display this Rental Guideline in a location visible to all rental guests.

PARKING

- West End beach houses allow a maximum of four cars to park in the driveway.
- Do not park in a neighbor's driveway, block a driveway or fire lane, or park in a way that would impact access to other's homes. If your car does not fit in the driveway, do not encroach on a sidewalk, a yard, or the street.
- Vehicles shall not be parked on lawns or in a neighboring driveway without authorization from owners.

OCCUPANCY

- The number of overnight guests cannot exceed the property's posted occupancy, and remember that large groups, receptions, and events are not permitted at rental properties without prior approval in writing of the Galveston Park Board.
- The City of Galveston provides a 24/7 contact number that neighbors may call to file a complaint. Noise and over-occupancy disturbances can result in fines and possible eviction.

TRASH

- Each rental property is encouraged to obtain and maintain a minimum of two (2) City of Galveston issued trash cans.
 - All trash must fit in the trash cans with the lids closed
 - Trash cannot be stacked on the street
 - Trash cans must be removed from the street and curb after trash service pick up on each Monday

WATERWAY – NO WAKE ZONE

- The turning basin, channel leading to the bay and all canals are "NO WAKE" zones. Violators will be immediately reported to the Galveston Police Department and Rental Property Owner.

NOISE

- Loud music and noise above 70 dB(A) which disturbs others in the community is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
- The generation of sound from any identifiable source that exceeds 70 dB(A) at the property line is prohibited pursuant to Galveston Municipal Code Section 24-2.

FIREWORKS

- Fireworks are prohibited in the City of Galveston per Section 3301.1.3 of the City Charter.
 - Galveston beaches do not allow personal fireworks of any kind
 - Lighting fireworks on Galveston Island is illegal

GOLF CARTS

- All drivers must have a valid driver's license to operate a golf cart. Under-age drivers are strictly prohibited from operating golf carts.

ATVs, UTVs AND OTHER OFF-ROAD VEHICLES

- 4-Wheelers, ATVs, and Dirt Bikes are not permitted on public streets or on Terramar Beach.
- No driving on Terramar community common areas.
- All vehicles must be street legal with proper tags.

DOGS

- All dogs must be on a leash whenever they are in any open public areas, including on the seawall and the beach.
- Pet owners are reminded to properly dispose of their pet's waste.

All violations will be promptly reported to the Galveston Police Department, King Property Management and the City of Galveston Park Board and/or Marshal's Office.