

# LAKE POINTE

## Owners' Association

# Rules And Regulations



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### Section 1

A. No unit in the project shall be used for other than SINGLE FAMILY residential purposes.

B. No more than (3) three persons may occupy any one bedroom or efficiency, and no more than (4) persons may occupy any two bedroom unit as their primary residence.

### Section 2

A. No unit owner or occupant shall make structural alterations or modifications to their unit without prior written approval by the Association.

B. No owner or occupant shall make any alteration or modification involving plumbing, electricity and/or heating, ventilating or air conditioning without prior written approval of the Association.

### Section 3

A. No improper, unlawful, or offensive activities shall be engaged in any unit or upon the Common Elements.

B. Children should be refrained from roaming the property or exhibiting loud and boisterous behavior after 10:00PM.

C. No owner shall store any explosive or flammable materials in his unit or upon the Common Elements.

D. Only gas or electric outdoor grills are to be used. Charcoal and charcoal lighters are prohibited. No grills are permitted on balconies due to fire hazard as well they must be at least 10 feet from any building or structure, per Montgomery County Fire Marshall.

E. No BB guns or other firearms shall be permitted.

F. Proof of appropriate insurance will be required for use of water beds in units.

### Section 4

A. No signs or advertising devices shall be displayed from windows, including "FOR SALE" signs.

### Section 5

A. No more than one (2) household pets may be kept upon the premises. Pets must be under 100 lbs.

B. No animals except dogs, cats, birds, or fish may be kept.

C. Pets are not permitted to run loose upon the Common Elements.

D. Owners will be responsible for "cleaning up" after their pet.

## Section 6

A. The Common Elements shall not be used for storage of personal property, trash or refuse.

B. Common Elements shall not be used in any way for the drying, shaking, or airing of clothing.

C. Stairs, entrances, sidewalks, yards, driveways and parking areas shall not be obstructed in any way– nor shall unauthorized persons or pets play therein. (I.e. skates, skateboards, and bikes not permitted within these areas.)

## Section 7

A. Each owner shall maintain their unit and any Limited Common Elements appurtenant thereto in a clean, safe and sanitary condition.

B. Each owner shall be responsible for their negligence or misuse of any of the Common Elements, and of their own facilities, which might result in damage to other units or the Common Elements.

## Section 8

A. The Association or its Agent shall have access to each unit from time to time, during reasonable working hours, upon notice to owner, as may be necessary for the maintenance, repair or replacement of the Common Elements.

B. The Association or its Agent shall have access to each unit at all times, without notice, as may be necessary to make emergency repairs or prevent damage to the Common Elements.

C. Each owner shall furnish a duplicate key to the front entrance of each unit, and shall furnish a new duplicate key upon any change of locks thereto.

## Section 9

A. Vehicles not in operating condition shall not be parked upon the premises of the Condominium Project. Violators may be towed at the owner's expense.

B. Boat/trailer parking will be allowed in the designated area near mail boxes for 72-hours or less for Lake Pointe Homeowners, unless approval was given by the board via the managing agent. Violators will be towed at owner's expense.

C. No parking space shall be converted for living, recreational, or business purposes, nor shall anything be stored in any parking space so as to prevent the parking of a vehicle therein.

D. Priority parking areas restricted. Each unit will be issued one priority parking tag only to be

transferred if unit sells. There is a fee for replacement tags. Violators will be towed at owner's expense.

## Section 10

A. Gate access is given to the owner of the unit to set up an account with email and phone number.

B. No gate codes will be given to owners.

C. Realtor codes are not for unit owners and will be changed frequently.

## Pool Rules

1. Pool hours will be from 8:00AM – 11:00PM, 7 days a week.

2. No children ***under the age of 14*** allowed in the pool without adult supervision. (No exceptions)

3. **No pets** are allowed in the pool area.

4. No glass containers allowed in pool area.

5. Only proper swimsuit attire permitted. (No cut-offs)

6. No swimming or diving from boat docks will be permitted.

7. No more than 4 guests per unit are permitted in the pool at any time.

**8. THE RED 911 PHONE IS FOR EMERGENCY USE ONLY. PRESS BUTTON AND 911 IS AUTOMATICALLY DIALED.**

## Boat Slips

Each Owner shall bear the expense of maintenance and repair of such Owner's designated boat slip(s). Additionally, each Owner shall pay any slip fees charged by the San Jacinto River Authority and allocated to his respective slip. **For further explanation see "RESOLUTION OF THE LAKE POINTE OWNERS' ASSOCIATION CONCERNING LICENSE AND/OR ASSIGNMENT OF BOAT SLIPS" documentation.**

## **Slip/Dock Mitigation Rule**

Anytime either a "slip lessee" or the HOA identifies a need for a *slip finger repair* and that finger is shared by separate lessees (Lessee's 'A' and 'B'), then 'A' and 'B' should work together to come up with a plan and agreement to repair the finger as needed and to split the cost. Should 'A' and 'B' be able to reach agreement on the repair plan and payment to the satisfaction of both parties, then there is no need to involve the Lake Pointe "HOA" if

the deadline is met. **For further explanation see “BOAT SLIP/DOCK MITIGATION RULE”.**

Boats moored permanently at Lake Pointe must be on a lift. No permanently attached boat covers are permitted.

Swimming is not permitted in the boat slip area and of course, diving from the slips is dangerous and prohibited.

### **Lease Units**

Owners leasing their unit to a tenant are required by our By-Laws to inform the Association's Property Manager of the name of their tenant so that these Rules and other matters can be brought to their attention. A copy of these Rules and Regulations shall be provided to tenants. Leases must be for a term of **no less than six (6) months** in duration.

### **Maintenance Requests**

All maintenance requests should be directed to the Lake Pointe Owners Association's Property Manager.

