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PEBBLE GLEN on the LAKE

PROPERTY OWNERS ASSOCIATION

RULES and REGULATIONS

August 26, 2004

669-10-2519

INTRODUCTION

The purpose of this document is to provide owners and residents of Pebble Glen a broad overview of the existing Rules and Regulations that have been put in place by the Pebble Glen on the Lake Property Owners Association, Inc. (herein referred to as "POA").

Pursuant to the authority granted in the Articles of Incorporation and Bylaws of the Pebble Glen on the Lake Property Owners Association, Article 6, Section 6.06, Powers and Duties, the Board of Directors has adopted the following Rules and Regulations which apply to any and all lots in the Pebble Glen on the Lake subdivision.

These Rules and Regulations may be modified, clarified or expanded from time to time by the Board of Directors at its sole discretion.

PARKING

All automobiles, trailered boats, vans, trucks, RV's, campers, golf carts, ATV's, etc. (herein referred to as "Vehicles") parked within Pebble Glen on the Lake must be maintained in a manner such that the appearance of the "Vehicles" does not detract from the marketability and appearance of Pebble Glen on the Lake.

"Vehicles" must be parked on the driveway or an approved concrete surface of a lot associated with a residence (herein referred to as a "Homesite"). The exception being those recreational vehicles parked in Reserve F.

The board of Directors has determined it a nuisance and therefore a Deed Restriction violation when any "Vehicle" is parked on a lot without a residence (herein referred to as a "Lot") or not on a driveway or approved concrete surface.

No "Vehicle" may be parked in Common Areas, except in parking lots.

No parking in streets is allowed except on an occasional basis.

LOT & HOMESITE MAINTENANCE

"Homesites" shall be kept at all times in a neat, attractive, healthful and sanitary condition. The owner or occupant of all "Homesites" shall keep yards mowed on a regular basis.

"Lots" are required to be kept free of underbrush, weeds, tall grass, or any other unsightly or offensive growth or accumulation of trash, garbage or unsightly deposits of any nature.

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Owners of any improvement in the subdivision shall not allow such improvement to fall into disrepair and become in need of paint, repair or restoration.

Trash, garbage or other waste shall only be kept in sanitary containers and be disposed of regularly.

Garbage, trash or any other refuse shall not be dumped on any "Lot" or Common Area.

Architectural Control Committee Approval for Improvements

The Architectural Control Committee (herein referred to as "ACC") must approve all buildings and improvements to any "Lot" or "Homesite", including, but not limited to, driveways, fences, patio covers, swimming pools, spas, hot tubs and docks.

- **FENCES.** All fences must be of ornamental metal construction, black in color and of a design that conforms to the Committee's predetermined plan for such fences. The Committee may grant variances upon written request of the Owner. Pilasters that are in harmony with the main residential structure shall be used in conjunction with ornamental metal fences. A small patio that is an integral part of the residential dwelling or a swimming pool may be enclosed with a fence as well.
- **PATIO COVERS.** Materials and design must be in harmony with the materials used in and the design of the main residential structure. Patio Covers must not interfere with views of Lake Conroe.
- **SWIMMING POOLS.** Above ground swimming pools are not permitted. Swimming pools must be landscaped in a way to minimize public view of the pool surface, deck and all mechanical and electrical equipment. Pools may not encroach on building or set back lines. Pool decks may extend beyond building lines but must allow adequate room for landscaping and fencing. The pool must not cause drainage, either from the pool itself or from excessive runoff caused by the reduction of green space, onto adjacent properties.
- **SPAS and HOT TUBS.** Spas and Hot Tubs must meet the same location, plan submission and drainage requirements as swimming pools.
- **DOCKS and PIERS.** Dock and pier designs must be approved by the ACC in addition to meeting any requirements imposed by legal authorities.

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Requests for "ACC" approval must be submitted to the "POA" Manager. If there are any questions regarding the need for "ACC" approval, consult the "POA" manager before proceeding with construction.

All requests for "ACC" approval must be submitted with: 1) two (2) complete sets of plans, 2) a property survey by a licensed surveyor showing the legal description of the property easements, set back lines, building lines and complete dimensions, 3) scaled plot plan with proposed improvements, located by dimensions and including building lines, set back lines, easements, driveways, walkways, drainage, fencing and landscaping, 4) floor plan with all dimensions complete including door swings, window locations, porches, garages, etc. plus the square footage area of the living area and the total square footage of the residence, 5) elevation of front, rear and sides showing materials of construction, windows, vents and roof lines, 6) an engineered concrete foundation plan, signed by a licensed professional engineer, indicating materials, strengths, beams, piers (if any), reinforcing steel, slopes and slab elevation.

Any fees submitted covering clean-up or damage will be returned after construction is completed, a clean-up and damage assessment has been made and landscaping, according to submitted plan, has been completed.

A "Form Survey" is required prior to the pouring of any foundation.

ASSESSMENTS

Assessments are levied pursuant to Deed Restrictions and in accordance with By-Laws of September, 2000, Article 6, section 6.06, paragraph c. If assessments are not paid within thirty (30) days after the due date, the Owner will be subject to a late fee.

COMMUNITY SWIMMING POOL

Pool rules and regulations are posted at the pool.

Pool use will be at ones own risk, no lifeguard is on duty.

All guests using the pool must be accompanied by the property owner issuing the invitation.

All trash resulting from use of the pool area must be collected and removed from the pool facility.

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CLUBHOUSE & COMMON AREAS

Reservations for private use must be made through the "POA" Manager. All assessments and other fees must have been paid in full before reservations will be booked.

A cleaning/damage deposit is required prior to private use on the day the clubhouse is used.

No privately owned structures (swing sets, trampolines, dog pens, etc.) are allowed on any common area.

SIGNS

The following signage will be allowed:

- **FOR SALE SIGNS.** One "For Sale" sign will be allowed on all developed properties. All "For Sale" signs will conform to the sign specifications below and be removed once the sale is finalized.
- **LAKE FRONT LOTS.** On developed lake front lots an additional "for sale" sign will be allowed facing the lake. If visible from either the road or by a neighbor, it too must conform to the above sign specifications.
- **CONTRACTOR SIGNS.** Commercial contractor signage will be allowed for general contractors involved in new home construction only. Contractor signs must conform to the sign specifications below and be removed once the building is occupied. If construction is speculative, the contractor may substitute a "for sale" sign but not have both. No signs placed by sub-contractors, e.g. painters, electricians, pool or dock contractors, landscapers, etc. will be permitted.

SIGN SPECIFICATIONS. All signage facing the road must parallel the road and be no closer than ten feet from the curb. Signs will be 3 feet wide by 2 feet high and framed with 4"X4" finished lumber. Vertical framing will be of a length necessary to use as ground supports, i.e. legs. Smaller signs may be used if centered on a 3 foot by 2 foot backboard which is framed as described above. All framing and exposed backboards must be painted white. The final height overall must be between 4 feet and 4 feet 6 inches above ground level.

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RULES AND REGULATIONS

STATE OF TEXAS

COUNTY OF MONTGOMERY

DATED this 7th day of September 2004.

RECORDS MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

Pebble Glen on the Lake P.O.A.


By: _____

As Treasurer of Pebble Glen on the Lake P.O.A.

STATE OF TEXAS

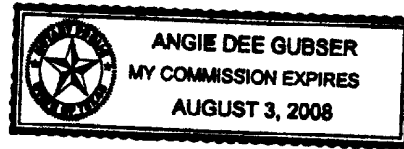
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 7th day of September 2004 by Tim Reinke as Treasurer, of Pebble Glen on the Lake P.O.A., Inc.

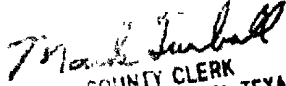


NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Steve Durham
C/O Investment Management Company
3500 West Davis, Suite 280
Conroe, TX 77304



FILED FOR RECORD
2004 SEP 13 PM 4:14


COUNTY CLERK
MONTGOMERY COUNTY TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

SEP 13 2004




County Clerk
Montgomery County, Texas