

CEDAR POINT PROPERTY OWNERS GUIDE

RULES AND REGULATIONS

DECALS:

All vehicles, including motorcycles and boats, that belong to Property Owners in Cedar Point must be registered. Vehicle DECALS will be issued to property owners by the POA office. If you have trouble getting to the office, call in and give them your information and they will make arrangements to have the gatekeeper place your sticker on your vehicle.

Renters will have a sticker indicating renter and shall pay a deposit fee of \$50.00 which will be returned when they surrender their sticker.

KEYS:

Due to issues with property owners not returning their keys when they sell property and renters not returning them at the end of their rental period we are now requiring a \$50.00 deposit for each key issued, which shall be refunded upon surrender of the key.

TEMPORARY PASSES:

Temporary passes for vehicles using the boat docks, bathrooms and play areas will be issued by the POA office. (If you have guests they **must** have a temporary pass at these locations). (These passes may be obtained at the Developer's Office on Sundays & Mondays when the Property Owners office is closed). Violators' vehicles will be towed at owners' expense.

LOT MAINTENANCE:

Property Owners are responsible for maintaining their property in accordance with the DEED RESTRICTIONS, BYLAWS and RULES AND REGULATIONS. Lots must be kept cut and cleaned and structures maintained in good repair. Failure to do so will result in the violation being corrected, a charge made against the maintenance account and, if unpaid, possible foreclosure.

None of us want this, so please remember that this is our home and we all need to keep it clean. If it becomes necessary to send a notice about maintenance issues, there will be a \$25.00 fee per notice.

POOL:

Only property owners in good standing and their guests will be allowed to use the pool. **No Drinking or Smoking** is allowed while at the pool area. Proper attire must be worn when using the pool, no cut-off's, jeans, exposed undergarments nor distasteful attire

will be permitted. Please remember this is a family subdivision and we cannot allow behavior that would be offensive to a family environment. Loss of pool privileges and/or assessment against maintenance account may result.

BOAT RAMPS:

Only property owners in good standing and their guests may use boat ramps. (Must have DECAL or PASS!) (Each property owner may have a maximum of two vehicles/trailers at the ramp, one for the owner, one for a guest. Should the owner have more guest vehicles/trailers than one, the remaining vehicles/trailers will have to park on the owner's property and "not" on the road shoulder.)

DUMPSTERS:

Only household garbage generated within Cedar Point may be placed in the containers. Only vehicles with current property owner stickers or visitor passes allowed at the dumpsters.

Appliances, furniture, construction debris, large brush, batteries, carpet, etc. are **not** to be placed in the dumpsters. Items placed outside the dumpsters have never been and will not be picked up by the Carrier and, therefore, will require expense to the POA for disposal and will be absorbed by the property owners.

Violators will be fined and corrective action will be taken.

VEHICLES:

No boats, trailers or non-motorized vehicles shall be **stored** on any roadway, roadway shoulder, parks or common areas.

OFF-ROAD TYPE VEHICLES:

NO DIRT BIKES, TRAIL BIKES, GO-CARTS or other off-road type vehicles may be operated within Cedar Point under any circumstances. Motor bikes which are equipped so as to be LEGAL for operation within the public streets may be operated in the subdivision but only on the designated streets and parking areas. No loud mufflers are permitted. (No motorized vehicles are permitted to operate off the designated road or parking areas with the exception of the authorized grounds keeping equipment.

GOLF CARTS:

Golf carts may be operated on all designated road and parking areas within Cedar Point. Parents and/or owners are responsible for children and guests operating golf carts. Anyone operating a golf cart in an unsafe manner will be asked to park it. Children under 12 years of age must be accompanied by an adult when operating a golf cart.

LICENSED OPERATORS:

Only licensed operators of motor vehicles are permitted to operate street legal vehicles in Cedar Point. All Texas MOTOR VEHICLE laws and rules apply.

FIREARMS:

The possession of firearms, BB or pellet guns or other weapons on any property or facility managed by Cedar Point Property Owners Association is strictly prohibited. The discharging of firearms of any type within the borders of Cedar Point is strictly prohibited.

BURN BAN BANNER:

Banner will be placed at entrance to Cedar Point when ban is in place. (Violators will be reported to the Polk County Sheriff's office and the Onalaska Fire Department for corrective and disciplinary actions.)

PETS:

No animals, other than dogs and cats, shall be kept on any lot. All pets must be contained on your property by architectural committee approved fence or leash when outside your home. (None left tied for a long period of time -- more than one hour.) All pets must be on a leash when off your property. Any animals found loose are subject to being picked up and taken to the SPCA.

SPEED LIMITS:

Speed limit in the subdivision is 20 mph and 5 mph in parking lots, boat ramps and play areas. Only licensed operators of motor vehicles permitted to drive in Cedar Point. Forty-seven stop signs have been purchased and placed at intersections throughout the subdivision. Repeat offenders will be reported to the Polk County Sheriff's office for action.

DAMAGE TO PROPERTY:

Any owners, their family or their guests who willfully or negligently defaces, injures, or destroys property or equipment of CEDAR POINT PROPERTY OWNERS ASSOCIATION (including the developer's unsold properties) or that of any other property owners shall be liable for the full replacement value or repair. A charge may be placed against your maintenance account.

TRACTOR TRAILER RIGS:

Tractor trailer rigs "18 wheelers" are not permitted in Cedar Point.

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CONTROLLED SUBSTANCE ABUSE:

Cedar Point is a "NO TOLERANCE" community where drugs are concerned. You will be immediately reported to the proper authorities should you be seen or suspected to be using/dealing in any unlawful or controlled substances.

DEED RESTRICTIONS ADOPTED AND IN FORCE DATED DECEMBER 5, 2006
APPLY AND REMAIN IN FORCE WITH REVISIONS AS POSTED.

REWARDS:

A reward of \$200.00 is offered for any information leading to the arrest and conviction of any person or persons who willfully or negligently defaces, injures or destroys property or equipment.

NOTE:

Cedar Point POA reserves the rights to waive, amend, repeal or add to their OWNERS GUIDE.

Any official notice on the Main Bulletin Board located at the main entrance or posted in the POA office that is in conflict with this Owners Guide should be considered as an amendment.

CEDAR POINT has a Neighborhood crime watch in effect!

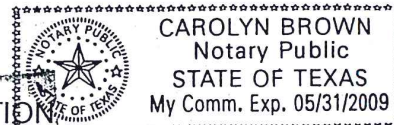
The Rules and Regulations APPLY to all residents whether Owner or Renter, and become a condition of our ownership at the time of purchase.

THIS PUBLICATION IS LEGAL AND BINDING. YOU ACCEPTED THE CONDITIONS WHEN YOU PURCHASED YOUR PROPERTY IN CEDAR POINT.

Original publication issued 10/6/81
Original publication updated 6/1/2000
Original publication revised 5/7/2008

Barbara Chamberlee

AFTER RECORDING RETURN TO:
CEDAR POINT PROPERTY OWNERS ASSOCIATION
215 CEDAR POINT DRIVE
LIVINGSTON, TEXAS 77351



FILED FOR RECORD

2008 MAY -7 PM 4: 38

Barbara Middleton
COUNTY CLERK, POLK CO.

State of Texas }
County of Polk }
I, BARBARA MIDDLETON hereby certify that this instrument was FILED in the file number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS of Polk County, Texas as stamped hereon by me.

MAY 07 2008



Barbara Middleton
COUNTY CLERK