

HTC GOOD NEIGHBOR POLICIES

The Amended and Restated Declaration of Covenants, Conditions And Restrictions of Harbour Town Club (HTC) states a number of “deed restrictions” designed to preserve property values and create a “good neighborhood”. The following paragraphs summarize some of the Declaration sections but mainly, they are just plain common sense policies that make Harbour Town such a great place to live.

PARKING

Parking spaces in front of each town home are for the sole use of the owner, guest or tenants. All parking areas and driveways are for parking (not storing) motor vehicles. Per the deed restrictions, RV’s and trailers are permitted in Harbour Town for no more than **72 hours**. Vehicles longer than 20’ may be parked lengthwise in parking areas around Clipper Circle or at the marina, again, for up to 72 hours. Overnight parking of commercial vehicles i.e., large delivery vans, flatbed trailers, semi-trucks, etc. is not permitted. **There is no parking on the grass.**

VEHICLES

The 15 mph speed limit applies to all vehicles. No repair work of any kind, except emergency repairs, is permitted within Harbour town. Golf cart drivers must be at least 14 or accompanied by an adult. Carts must be driven responsibly, and not interfere with pedestrians, vehicles, or cause any damage to Harbour Town common areas. Golf carts must have lights if driven at night.

Good Neighbor Pet Policies

Leashing pets is a County ordinance as well as a deed restriction. **Pets must be leashed and picked up after** and not be allowed to become a nuisance. Loose animals should be reported to the Montgomery County Animal Control for impounding and ticketing at the owner’s expense. **Leaving a dog that barks excessively, outside is a nuisance and a violation of deed restrictions.**

BEING A GOOD NEIGHBOR

No owner, guest or tenant may do anything that is a reasonable source of annoyance to others. Homes in HTC are intended for residential use only. *“Owners of each Lot shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness by that of any member of his family, guests or lessees...”*

ARCHITECTURAL REVIEW COMMITTEE (ARC Basic Guidelines) Property owners are invited to attend the ARC meetings, the Monday before the third Tuesday of each month at the Harbour Town Office at 6:30 PM.

The ARC is founded in the Declaration *“for the purpose of protecting the values and desirability...”* of Harbour Town. Owners must keep their property in good repair and not affect the value or structural integrity of another residence. We hope our “Good Neighbors” will embrace this purpose and work with the ARC for the benefit of our community.

Prior to any work commencement, requests for new construction and all exterior modifications including landscaping, repairs, painting, patios, roofs, docks, etc.. **must be submitted to the ARC for review and approval.** There is a specific form “**APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE**” that must be used in order for your modifications to be considered. This form is available at the Harbour Town website along with other ARC forms for docks and vegetation. Any work done **without** ARC approval, **(or work that varies from what was approved), shall be subject to a fine as determined by the ARC policies.**

The ARC is authorized to do a “walk-around” inspection several times a year and each property owner is notified of items that need attention concerning their property. For emergency repair work, contact the office for further instructions.

IMPORTANT: The removal of excess building material and debris from Harbour Town is the sole responsibility of the homeowner and /or your contractor. The trash service picks up household trash only. **Property owners are responsible for contractors working on their homes who damage common area.**

STORAGE

You may not store appliances, trashcans, building materials, boats, jet skis, rafts, etc. on Harbour Town’s common areas such as open patios, porches, yards or along the sides of your house.

ENVIRONMENTAL PROTECTION

Do not allow paints, motor oils, solvents or any other chemicals to be washed down the storm sewers as they drain directly into the lake. This not only pollutes the lake but is also a violation of federal and state laws. Please advise all repairman of this law and report violators to the San Jacinto River Authority: (936) 588-1111

<p style="text-align: center;">INFORMATION FOR OWNERS and RESIDENTS Harbour Town Club (HTC)</p>

ACCESS TO THE GATE and HTC AMENITIES

Swimming pool and tennis court keys (one each per property) cost \$20.00 per key and are available for purchase at the HTC office. Gate transmitters are also available and cost \$45.00

Gate access codes will be changed throughout the year, so we recommend all owners and residents use gate transmitters to enter Harbour Town.

IDENTIFICATION STICKERS

Vehicle I.D. stickers are available at the office at no charge. Please place a sticker on the rear window on the driver’s side of each of your cars. Golf carts and other non-licensed motorized vehicles are also required to have ID stickers.

MARINA SLIPS and STORAGE RENTALS

Please contact the office for availability and lease information. HTC has two community piers located outside of the marina that owners or their guests may use for temporary mooring for a few minutes to load and unload.

PROPERTY LEASED TO A TENANT

Please advise the HTC office of your tenant's name, telephone number and email address. This will enable them to receive the newsletters and the gate code change notification. Also, please notify the office when the tenants move out. The minimum allowed lease period is 6 months. **No transient or hotel leases are permitted. No partial rentals of residences are permitted including host or guest type rentals. Owners are responsible for their tenants,** so please be sure they are informed of Harbour Town Deed Restrictions plus the Good Neighbor Policies. If your prospective tenants have any special situations, please discuss this with them **before** signing your lease to make sure our subdivision is a good "fit" for them. They need to be aware of the rules & policies before moving in and not surprised by them after they have unpacked.

MAINTENANCE FEE

Maintenance fees are billed annually at the beginning of the year. This fee may be paid annually, quarterly or monthly. If paid monthly, it is due on the first of each month.

In order to provide services and maintain the common facilities for your enjoyment, it is important that these payments are received when they are due. Delinquent accounts will incur interest charges and may result in additional collection and legal fees. Please make your checks payable to Harbour Town Club and mail them to the office address, 2025 Lakewood Ct. You may also drop off your payment anytime at the Harbour Town office via a drop box on the south wall.

Santek Waste Services (936-398-5647) handles the twice weekly trash pickup on **Mondays and Thursdays**. Please be sure your household trash is adequately bagged or contained and put out by 7:00AM.

NO HAZARDOUS MATERIALS SUCH AS PAINT, BATTERIES OR CONTRACTOR DEBRIS.

Basic pest control spraying is offered within your home quarterly. Notices will be posted on both gates plus email a few days prior to the spraying. A waiver of liability must be signed at the Harbour Town office in order to receive this amenity from Morris Pest Control.

ADDITIONAL EMERGENCY EXIT

Should a situation arise where both of the Harbour Town exits to Lakeshore Drive are blocked, there is a section of fence at the end of Waterline Way that may be unbolted and removed to allow vehicles to exit via Kingston Cove in Seven Coves subdivision.