



LAKESIDE TOWNHOME COUNCIL OF CO-OWNERS
DBA LAKESIDE TOWNHOMES
COMMUNITY GUIDELINES, RULES AND REGULATIONS

ADOPTED

1. DESCRIPTION:

Lakeside Townhomes is a residential community consisting of up to 72 individual units, one swimming pool, one tennis court and common areas. The property is managed and maintained in accordance with the *Townhouse Joint Agreement and Restriction Declaration; Townhome Bylaws of Lakeside Townhomes;* and this document herein described as **"Community Guidelines, Rules and Regulations"**. All owners and residents are responsible for adhering to all of the regulations listed below which have been established by the Board of Directors in order to provide a safe, peaceful and attractive property that we can all enjoy.

"Every man considers his home his castle, and himself the king thereof. But his sovereign fiat to use his property as he pleases must yield, at least in degree, when ownership is in common with others." Texas Appeals Court ruling

2. AUTHORITY:

These guidelines are promulgated under the authority granted on Paragraph 9 of the Townhouse Joint Agreement and Restriction Declaration for Lakeside Townhomes.

3. MANAGMENT:

Pegasus Property Management manages Lakeside Townhomes Association. Pegasus may be contacted for information, or any common area problems such as vehicle parking, property violations etc. The Management is in no way responsible for the personal safety of any individual or resident. For emergencies dial "911". For code enforcement call the Seabrook Police Department, 281-291-5610.

Mail violation notifications to:

Pegasus Property Management

114 Slossen

PO Box 57069

Webster, TX 77598

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Ph. 281-338-1654 ext 111 or Fax 281-332-5423

Email: association@pegasusproperty.com

4. OCCUPANCY

Leasing of a Condominium/Townhome:

- a) Leases must be for a term of no less than 6 consecutive months, (No Air BNB's).
- b) Prior to an Owner signing a lease for their unit, they are required to provide Pegasus Property Management with a copy of a completed and signed Resident Information Form. This form can be obtained from Pegasus Property Management.
- c) It is intended that the Resident Information Form will insure that the future lessee has received a copy of the Rules and Regulations prior to signing the lease, in the event that they are unable to abide by the Rules and Regulations.
- d) All leases for units at Lakeside Townhomes shall have as an exhibit, a copy of the Rules and Regulations, along with a written acknowledgement by the lessee or occupant that he/she has read and received a copy of the Rules and Regulations of Lakeside Townhomes and he/she agrees to abide by them.
- e) An Owner will be held responsible for violations herein by any lessees, real estate agents, occupants or other authorized agents.
- f) No residence shall be occupied by more than 2 persons per bedroom. When designation as the custodial parent or guardian of a child, birth of a child, adoption of a child, or guardian of an elderly family member results in exceeding the occupancy limit, the residents will be given one year to relocate.

The Sale of Condominium/Townhome:

- a) Every seller shall provide to **Pegasus Property Management**, in writing, the name of their selling real estate agent.
- b) There will be a \$125.00 transfer fee payable to Pegasus Property Management by the seller when the unit is sold. If the condominium/townhome resale certification documents are required by Management.

Purpose of Condominium/Townhome:

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Units are for housing and for no other purpose, except that professional and quasi-professional people may use their residence as an ancillary or secondary facility to an office established elsewhere, as long as it does not create business traffic.

Noisy or offensive behavior is prohibited. Occupants shall control the sound level of stereos, TVs, musical equipment, car stereos and other equipment or machinery. Occupants, including children, pets and guests shall not disturb occupants of adjoining units or those who may be sharing the facilities in or around the pool or tennis court.

5. VIOLATIONS:

It is the responsibility of the owner to acquaint themselves and their tenants and guests with the Rules and Regulations. Any rule violation or property damage by an owner, tenant or guest, which results in a fine, will be the responsibility of the owner of the unit. The notice of an infraction and the notice of a fine will be sent to the owner.

The first finding of a violation of a rule or regulation may result in a written warning from the Property Manager. The owner has 10 days to correct the infraction or notify the Property Manager as to when the infraction will be corrected.

If the infraction is not corrected within 10 days, and the owner has not contacted the Property Manager with a corrective action or a request to appear before the board, the board may levy a fine of fifty dollars (\$50.00) upon the owner.

The owner may appear at the next Board meeting to explain the circumstances and the corrective action. Lakeside Townhomes Board of Directors meets the second Thursday of each month at 6:30 pm in the boardroom of Pegasus Property Management or by Zoom. Contact Pegasus Property Management for details.

6. MAINTENANCE PROBLEMS:

Exterior maintenance problems for individual units and common areas should be reported to **Pegasus Property Management**.

7. STRUCTURAL ALTERATIONS:

Board approval must be obtained before any structural alterations or modifications are done to the interior or exterior of a unit. The unit owner will be responsible for any damage caused by unapproved modification(s) to a unit. The Board of Directors has established a standard for exterior front doors. For townhomes it is a 6 panel stained solid wood door. For condominiums it is a 6 panel metal door painted either

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white or 'sand'. Solar screens have been approved by the Board with cross bars on the screens matching the windows, screen material to be dark, and the frame to be black or bronze. Owners are responsible for maintaining exterior doors, i.e., staining on a regular basis or in the case of metal doors painting as needed. French doors may be used when replacing sliding glass doors, the only stipulation being that the frames match the exterior of the building. The Board of Directors has established a standard that there will be no installation of air hawks on roof elevations that contain ridge vents or are visible from the street.

8. WINDOW COVERINGS:

Coverings should consist of traditional window materials, white or off white. Any deviation or non-traditional window coverings require Board approval prior to installation.

- a) Installation of solar film must be approved by the Board.
- b) Aluminum foil in the windows is not permitted.
- c) Repairs (broken windows and screens, unsightly window coverings) must be made in a timely manner.
- d) Window mount air conditioners are not permitted.

9. CARPORT STORAGE AREA AND GARAGES:

No furniture, appliances, tools, tires, sports equipment or junk may be stored in the carport. Additionally, inoperable vehicles may not be stored in any carport and are subject to tow.

10. PARKING:

Vehicle parking is restricted to designated areas only. Designated areas being garages, carports and internal streets unless posted. Harbour Drive is a posted No Parking area and vehicles parking on Harbour Drive may be towed as well as any vehicle parked in front of carports or garage doors. Inoperable vehicles left in the streets or guest parking area will be towed at owner's expense. Boat trailers (with or without boats) and recreational vehicles may not park in the street. A trailered boat or recreational vehicle belonging to a resident may park in the guest parking lot overnight in order to facilitate an early morning departure. Mailboxes and fire hydrants are no parking areas.

11. SWIMMING POOL:

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Owners and residents should be considerate of other owners when using the pool and adhere to these and the posted rules.

- a) Children under the age of 14 are not permitted in the pool area without adult supervision.
- b) Infants must wear "swimming diapers".
- c) Pets are not allowed inside the pool area at any time.
- d) Lifesaving equipment at the pool is not to be used for recreational purposes.
- e) The '911' phone is for **emergencies ONLY**.
- f) Glass objects are not permitted in the pool area.
- g) Place all trash in the trash can when leaving the pool.
- h) Radios, boom boxes, portable TV's etc., must be played softly so as not to disturb other people at the pool or occupants of units close to the pool.
- i) "Pool parties" are permitted with **prior approval** from the board. Notify **Pegasus Property Management**.
- j) Pool furniture must not be removed from the pool area or used as play equipment.
- k) Jumping from the pool building is expressly forbidden.
- l) Pool hours are posted 7 AM opening, with the pool closing at 10 PM.
- m) Drunk or belligerent behavior will not be tolerated.

12. TENNIS COURT:

- a) Pets are not allowed inside the tennis court at any time.
- b) Glass objects are not permitted in the tennis court.
- c) The tennis court gate must be closed at all times.
- d) Bicycles, roller blades and skateboards are not allowed in the tennis court.

13. POOL / TENNIS COURT ACCESS:

Access to the pool and tennis court is gained with a key which is controlled by **Pegasus Property Management**. Property owners may request a key and it will be provided at no charge unless a key has already been issued to the property owner. If a key has been previously issued than a \$75.00 replacement fee will be charged. Tenants may obtain a pool/tennis court access key from their landlord. Tenants may acquire a key from **Pegasus Property Management** but only with documentation provided by the landlord accepting responsibility for the tenant. Should the tenant

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leave without returning the key the landlord is responsible for replacing the key at a cost of \$75.00. Only one (1) key per property will be made available.

14. PETS:

- a) Owners and/or occupants are permitted a maximum of two (2) pets with a combined weight of no more than 55 lbs.
- b) When out of the occupant's unit all dogs will be kept on a leash. Pet owners must have his/her animal under control at all times.
- c) Animals are not allowed within the pool area.
- d) Animals are not allowed within the tennis court.
- e) No reptiles, rodents, poultry or livestock are permitted.
- f) Pets may not be kept or bred for commercial purposes on the property.
- g) Pets left on balconies and patios can be a "noise nuisance". A fine may result from animal nuisances disturbing other residents.
- h) Pet owners are responsible for picking up and properly disposing of animal waste in the common areas.
- i) Pets must be licensed by the City of Seabrook and be in compliance with all applicable City of Seabrook codes regarding animals. Animal Control can be reached at 281-474-2590 during business hours.

15. SATELLITE DISHES / ANTENNAE:

Dishes and antennae may not be mounted on the roof. They may be mounted on soffits and facias, with **prior notification** to Pegasus Property Management. All current owners with antennae and satellite dishes need to notify **Pegasus Property Management**. Owners will be responsible for any damages due to installation/removal. It will be the owner's responsibility to remove installed equipment in the event of common area repairs by the Association.

16. CANOPIES / AWNINGS:

Owners may not install any permanent canopy or awning without the **written approval** of the Board. The owners may be responsible for any damages incurred to the place of installation.

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