

**Commodore Cape Property Owners Association
Board of Directors
Common Area Rules and Regulations**

Whereas, pursuant to Article I, Section 1.06(s) of the Commodore Cape Property Owners Association Bylaws provides that "The Association may adopt and amend rules and regulations affecting common areas and Building Sites and provide fines for non-compliance."

Whereas, there is a need to adopt Common Area Rules and Regulations for the areas of all platted sections of Commodore Cape and all additional sections which may be developed and platted hereafter currently designated as "Reserve," "Unrestricted Reserve," "Lake," "Lake and Park Reserve," "Street," or "Restricted Reserve" and any improvements erected thereon, in the name of Commodore Cape Property Owners Association, Hereinafter referred to as "Common Areas."

Whereas, it is the intent that these amended rules and regulations shall be applicable to all property owners, tenants, guests, invitees, or any others entering upon the common areas and these rules and regulations shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

Now, Therefore, Be It Resolved That the following amended rules and regulations for the Common Areas of Commodore Cape are hereby adopted by the Commodore Caped Property Owners Association Board of Directors.

I. General Rules and Regulations

1. Any member of the Commodore Cape Property Owners Association shall be entitled to use the common areas, provided however; that he is a member in good standing and that all fees and dues are paid current (this shall include sums due in the form of maintenance fees commensurate with property ownership).
2. The family of a member may use all of the same common areas. A member's family is defined as husband and wife, their unmarried children and/or any dependent members of their household, under the age of 21, residing at home; and their unmarried children and/or any dependent members of their household, under the age of 25 attending a college or university.
3. Reference is made to the Bylaws of the Association wherein the Board of Directors has the right to adopt and amend rules and regulations which it at any time deems advisable or necessary. The power force withdrawal of membership privileges is vested in the Board of Directors in the event that a member is no longer in good standing. Members whose privileges are suspended are no allowed to use any of the common areas as a guest.
4. Any member in good standing may invite a person or persons as his guest to use the common areas. A tenant is a guest of the property owner from whom he rents. Each member will be responsible for the conduct of and adherence to the rules of

- each of their guests. Members also will be held responsible for all fees, charges, or damages incurred by their guest(s). All guests will be subject to any and all guest fees in effect as required by the Board of Directors.
5. Property of the Association should not be removed by any member or guest at any time. Members who are responsible for the removal or damage of Association property will be required to pay for its replacement. Members will be held responsible for the actions of their guests and children.
 6. Regardless of the good intentions of members and management, and the greatest effort to provide quality service to the membership, there will arise a need for suggestions or complaints from time to time. These must be made in writing to Management. Repeated deficiencies will be reported in writing to the Board of Directors.
 7. A member's maintenance fees must be kept current in order to use the common areas. Any member whose maintenance fees are sixty (60) days or more delinquent may have his use of the common areas suspended until his account is paid in full.
 8. The Association is not responsible for any of the member's or guest's personal belongings left on the Association's premises for any reason.
 9. The unsafe use of any off-road vehicle is strictly prohibited. No unlicensed driver shall operate a motorized vehicle of any type in Commodore Cape. The exception is a golf cart where a licensed driver must be next to the unlicensed driver.
 10. All dogs, cats and/or similar/common household pets must be on a leash and controlled by the owner whenever such a pet is on common property and/or otherwise not on owner's property. In no event are pets permitted to run loose or constitute a nuisance by barking or other means for other property owners. Owners must clean up after their pets.
 11. Members and Association staff are encouraged to report violations of the rules and regulations to Management. Management shall report such violations of rules and regulations to the Board of Directors. In the event that any member (or his guest or family members for whom he is responsible) should violate the Association rules, the following steps will be taken:
 - a. Verbal warning
 - b. Written notice to the property owner describing the violation of the specific Deed Restriction(s), Bylaw(s), Resolution(s), and/or Rule(s), that is the basis for the suspension action, charge, or fine, and state any amount due the Association from the owner.
 - c. The written notice shall state and specify the action required by the property owner to avoid the imposition of further penalties and fine, by a date certain, to be not less than thirty (30) days from the date of the letter, unless the circumstances are such that allowing such thirty (30) day period would create or allow a hazardous condition to other property owners to exist.

- d. The written notice must inform the owner that the owner:
1. is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months; and
 2. may request a hearing under section 209007, Texas Property Code, on or before the 30th day after the date the owner receives the notice.
- e. If a fine is assessed, the fine shall not be greater than \$100.00 for the first offense, and \$200.00 for each subsequent violation, unless otherwise specifically provided for in the Deed Restriction, Bylaws, or Resolution.

II. Fishing and Boating Rules

NOTE: Any person fishing Lake Livingston is required to have a valid Texas Fishing License.

To give all property owners a maximum of pleasure, to maintain ecological balance in our inland lakes and to keep inconvenience at a minimum, the following rules are adopted:

1. Boats shall at all times be used in a safe and prudent manner so as not to cause danger to life or damage to property.
2. All boaters shall follow safety regulations as prescribed by state statutes and Association rules.
3. Members using boats shall be held fully responsible for any and all damages that are incurred by the misuse of the boats and shall reimburse the Association for any and all damages that might be caused there from.
4. Repeated violations may result in loss of park privileges.

III. Launch Area Rules

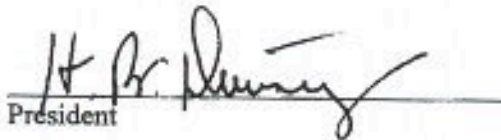
1. Any and all boats used in Lake Livingston waters shall meet all requirements set forth by the State of Texas.
2. All boating shall be conducted by rules of etiquette as well as laws, statutes, regulations of the State of Texas as well as any other regulatory governing boats and boating.
3. All boats shall maintain a minimal speed in the launch area. No fast moving craft will be tolerated; this includes reckless docking and/or embarking.
4. No water skiing is permitted in the launch area.
5. No open flames of any kind are permitted on the boat docking and fishing pier. This includes but is not limited to; oil lanterns, gas lanterns, propane lanterns, tiki torches, and any open flame.
6. No overnight camping is allowed at the Entrance Park or Apollo Park.
7. No open recreational fires are allowed at the Entrance Park or Apollo Park.

8. The boat launch cable must remain up and locked at all times. Only during the immediate time of launch or retrieval of a boat may it be unlocked. Do not leave the launch ramp with the cable down and unlocked.
9. At no time may a vehicle be parked on the launch ramp. Upon launch or retrieval, move your tow vehicle immediately to the parking area.
10. No watercraft may be left unattended in the boat launch and dock area.
11. The Association reserves the right to extend other person's launching privileges. In so doing, a fee may be charged these persons determined by Management.

IV. Security

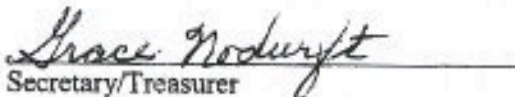
THE ASSOCIATION, ITS BOARD OF DIRECTORS AND OFFICERS, ITS MANAGER, EMPLOYEES, AGENTS AND/OR ITS ATTORNEYS, ("ASSOCIATION AND RELATED PARTIES") SHALL NOT IN ANY WAY BE CONSIDERED AN INSURER OR GUARANTOR OF SECURITY WITHIN THE PROPERTY. NEITHER SHALL THE ASSOCIATION AND RELATED PARTIES BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY.

Hereby approved by the Commodore Cape Property Owners Association Board of Directors this 11th day of October, 2008.



President

ATTEST:



Secretary/Treasurer

APOLLO PARK RULES AND REGULATIONS

1. Any member of the Commodore Cape Property Owners Associations, their family and guests shall be entitled to use Apollo Park providing the Owner is a member in good standing and all fees and dues are paid and current.
2. Commodore Cape Property Owners will be held responsible for the actions of their guests at Apollo Park . The Association is not responsible for any Property Owner, their family or guests.
3. The Association is also not responsible for any accidents
4. Apollo Park is private property. No Trespassing
5. No Swimming on the Boat Ramp.
6. No running on or diving from fishing pier.
7. No Dirt Bikes, Go Carts or ATV's allowed in Park. Keep all vehicles in the parking areas not on the grass.
8. All animals must be controlled and on leash at all times.
9. Park must be left clean. "Pick up and Remove your trash"
10. Boat Ramp must be locked at all times.
11. Roads and Boat Ramp must not be blocked at any time. No parking in front of the boat ramp