

PELICAN POINT HOMEOWNERS ASSOCIATION

CRYSTAL BEACH TEXAS

RULES AND REGULATIONS

- 1. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE PRIVATE ROADWAYS, EASEMENTS, DUNE BRIDGE, GATES, LANDSCAPING, LIGHTING, ETC. THE USE OF THE DUNE BRIDGE AND ROADWAY IS ONLY FOR PROPERTY OWNERS AND THEIR GUESTS.**
- 2. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ANY AND ALL APPLICABLE TAXES AND FEES REQUIRED BY LAW.**
- 3. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING LIABILITY INSURANCE FOR PRIVATE AREAS AND EASEMENTS.**
- 4. EACH PROPERTY OWNER WILL BE REQUIRED TO BE A MEMBER OF HOMEOWNER'S ASSOCIATION AND WILL HAVE ONE VOTE FOR EACH LOT OWNED. THE DEVELOPER, BYROM FAMILY LIMITED PARTNERSHIP, WILL HAVE ONE VOTE FOR EACH LOT ALSO. TIM BYROM, OR HIS APPOINTEE, WILL ALSO HAVE ONE VOTE.**
- 5. EACH INDIVIDUAL OWNER WILL BE REQUIRED INITIALLY TO PAY A \$200 ANNUAL FEE DUE UPON CLOSING, AND THE FIRST MONTH OF EACH SUCCEEDING YEAR. FEES WILL ONLY BE DUE ON LOTS AS THEY ARE SOLD. UNPAID DUES WILL BE SUBJECT TO LIEN PROCEDURE(S) AGAINST OWNER'S PROPERTY.**
- 6. THE ASSOCIATION WILL BE MANAGED BY BYROM FAMILY LIMITED PARTNERSHIP UNTIL SUCH TIME AS TEN LOTS ARE SOLD AND A MEETING IS CALLED TO ELECT OFFICERS. A MAJORITY VOTE WILL DECIDE ALL ISSUES.**

7. ALL PROPERTY OWNERS WILL BE REQUIRED TO MAINTAIN THEIR PROPERTY (INCLUDING ADJOINING EASEMENTS) IN SUCH A MANNER AS TO MAINTAIN THE INTEGRITY OF THIS ADDITION. IF FIVE OR MORE OWNERS AGREE THAT A PROPERTY IS NOT BEING PROPERLY MAINTAINED, THE OWNER OF THE PROPERTY WILL BE NOTIFIED OF THE DEFICIENCY(S) AND WILL HAVE 30 DAYS TO CORRECT THE DEFICIENCY(S). IF NOT CORRECTED IN 30 DAYS, THE HOMEOWNER'S ASSOCIATION HAS THE AUTHORITY TO CORRECT THE DEFICIENCY(S) AND BILL THE OWNER FOR COSTS, FEES, INTEREST AND LEGAL FEES (IF REQUIRED) IN ACCORDANCE WITH THE LAWS OF TEXAS.
8. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS AND MUST BE PERFORMED BY BRINT CONSTRUCTION INC. UNLESS OWNER RECEIVES WRITTEN CONCENT FROM BYROM FAMILY LIMITED PARTNERSHIP TO PROCEED WITHOUT BRINT CONSTRUCTION INC. ALL PLANS MUST BE APPROVED BY BRINT CONSTRUCTION INC.
9. HOMES ON LOTS 1-5 MUST BE A MINIMUM OF 2,000 SQUARE FEET OF HVAC SPACE, LOTS 6-10 MINIMUM 1,500 SQUARE FEET HVAC SPACE, LOTS 11-20 MINIMUM 1,400 SQUARE FEET HVAC SPACE. PORTABLE BUILDINGS AND TRAILERS ARE PROHIBITED.

RENTALS WILL BE ALLOWED WITH A MAXIMUM OF FOURTEEN PEOPLE AND SIX CARS ON LOTS 1-5 AND TWELVE PEOPLE AND FIVE CARS ON LOTS 6-20.

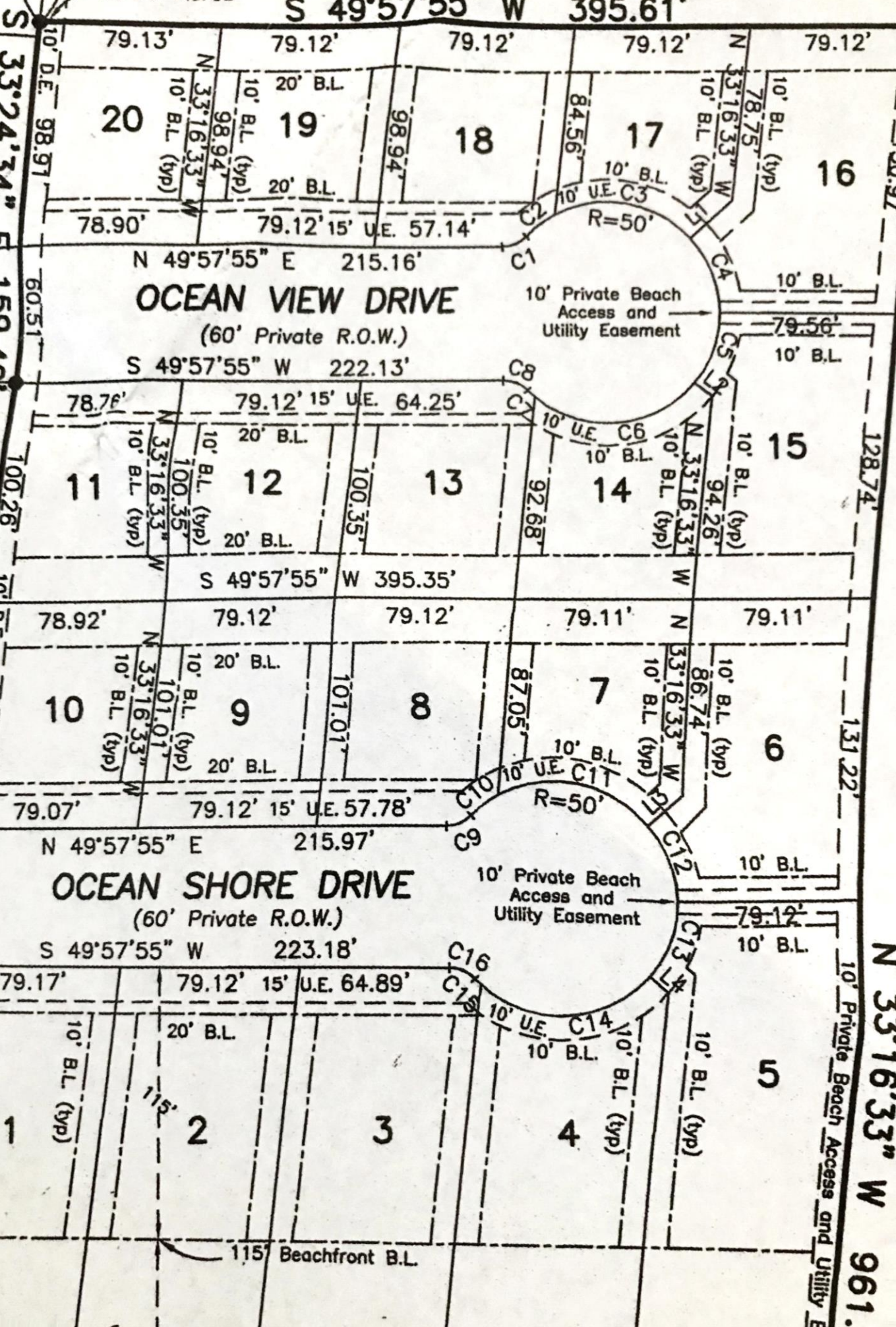
OWNER(S)

DATE

| PARCEL | ADDRESS | ACREAGE |
|-------------------------------------|-----------------------|-------------|
| LOT 1 | 180 Ocean Shore Drive | 1.000 ACRE |
| LOT 2 | 182 Ocean Shore Drive | 1.000 ACRE |
| LOT 3 | 184 Ocean Shore Drive | 0.994 ACRE |
| LOT 4 | 186 Ocean Shore Drive | 0.959 ACRE |
| LOT 5 | 188 Ocean Shore Drive | 1.034 ACRE |
| LOT 6 | 189 Ocean Shore Drive | 0.243 ACRE |
| LOT 7 | 187 Ocean Shore Drive | 0.157 ACRE |
| LOT 8 | 185 Ocean Shore Drive | 0.179 ACRE |
| LOT 9 | 183 Ocean Shore Drive | 0.182 ACRE |
| LOT 10 | 181 Ocean Shore Drive | 0.182 ACRE |
| LOT 11 | 176 Ocean View Drive | 0.180 ACRE |
| LOT 12 | 180 Ocean View Drive | 0.181 ACRE |
| LOT 13 | 184 Ocean View Drive | 0.180 ACRE |
| LOT 14 | 186 Ocean View Drive | 0.155 ACRE |
| LOT 15 | 188 Ocean View Drive | 0.235 ACRE |
| LOT 16 | 189 Ocean View Drive | 0.243 ACRE |
| LOT 17 | 185 Ocean View Drive | 0.151 ACRE |
| LOT 18 | 181 Ocean View Drive | 0.175 ACRE |
| LOT 19 | 177 Ocean View Drive | 0.178 ACRE |
| LOT 20 | 173 Ocean View Drive | 0.178 ACRE |
| Ocean Shore Drive (60' Pvt. R.O.W.) | | 0.483 ACRE |
| Ocean View Drive (60' Pvt. R.O.W.) | | 0.481 ACRE |
| TOTAL | | 8.750 ACRES |

P.O.B.
8.750 Acres

S 49°57'55" W 395.61'



OCEAN VIEW DRIVE
(60' Private R.O.W.)

10' Private Beach
Access and
Utility Easement

OCEAN SHORE DRIVE
(60' Private R.O.W.)

10' Private Beach
Access and
Utility Easement

10' Private Beach Access and Utility Easement

115' Beachfront B.L.