

RULES AND REGULATIONS  
CONCERNING USE AND OCCUPANCY OF  
SANDSPOINT CONDOMINIUMS

Living at Sandpoint Condominiums will be pleasant and friendly if all Owners and their guests or tenants personally observe all Rules and Regulations of the Association. Thoughtfulness and consideration of the rights of others and care in using the recreational area will result in a happy community.

GENERAL RULES FOR THE USE OF ANY AMENITY

Guests must be accompanied by an Owner while using any recreational area, subject to the specific restrictions applicable to each amenity.

Association members will be held responsible for actions of their guests.

Use of the amenities may be further restricted if Owners fail to care for the property or if activities are rowdy, loud, damaging, immoral or in other ways offensive to other Owners.

The amenities are being supervised and administered by the Recreation Committee appointed by the Board of Directors. Questions concerning their use may be directed to any committee member. Current committee members and their phone numbers may be found on the bulletin board in the Recreational Building.

SWIMMING POOL

The Pool is kept in a usable condition all year. Swimmers must refrain from loud noises and all boisterous behavior. Pool conduct rules are as posted in the pool area.

RESTRICTIONS

1. Guests are limited to three accompanied by an Owner.
2. Overnight houseguests from out-of-town, while visiting any Owner, may use the pool weekdays before 5:00 p.m. unaccompanied by an Owner. Owners should register guest's name, address, and duration of visit, with the Recreation Committee to ensure their guest's right to use the Pool during this time period without incident. This does not apply on weekends.
3. No water games are allowed in and around the pool.
4. No children under fourteen (14) are allowed in the pool area after 5:00 p.m. weekdays or 2:00 p.m. on weekends and holidays.

RECREATIONAL BUILDING

Subject to the restrictions listed below, the Recreational Building will be open for use at any time by all Owners and their guests. Last one out should turn off all lights.

RESTRICTIONS:

1. The same restrictions applicable to the Swimming Pool as hereinabove set forth shall apply to the Recreational Building.

PARKING

Open parking is not assigned and is for the parking of vehicles owned or operated by Owners, members of their families, guests, tenants or leasees. All vehicles must be parked within designated parking areas. No vehicle, regardless of ownership, shall be parked in such a manner as to impede or prevent ready access to any Building, Unit or Parking Area or in such manner that disrupts the normal flow of traffic through the project.

All trailers, mobile homes, motor homes, like recreational equipment and all trucks in excess of three-quarter ton may not be parked anywhere on the project longer than overnight with the exception that an Owner, tenant or leasee may park or store any type of vehicle or above mentioned equipment wholly within the confines of their garage. To comply with this exception, the vehicle or equipment must fit wholly within the garage with the door closed.

Parking spaces and driveways may not be used to repair, rebuild or strip down automobiles, motorcycles or other equipment. Automobiles, motorcycles or other vehicles parked improperly, obviously inoperable, or in such condition as to constitute an eyesore, will be subject to towing at Owner's expense.

SIDEWALKS DRIVEWAYS, ENTRANCES AND GREEN AREAS

Sidewalks are for pedestrian traffic only. Wheeled vehicles are not allowed on sidewalks or grass areas. No articles shall be placed on or in any of the General Common Elements except for those articles of personal property which are the common property of all of the Owners.

Owners, members of their families, their guests, tenants, or leasees shall not use sidewalks, driveways and entrances as play areas or for general storage purposes.

GARBAGE PICKUP

Your Association shall provide garbage pickup as shown on the schedule on the bulletin board. All garbage must be placed in plastic bags, securely tied and be placed outside in the area between the garages of each Unit in the driveway prior to the time shown on the schedule.

PETS

All pets must be restrained by a leash when outside of a Unit, and no pet shall be allowed to roam unattended on the Project. Pets are not allowed in the Pool area or Recreational Building. Necessary nuisances committed by pets in any common area are the responsibility of the pet's owner and must be cleaned up by such Owner. Owners are responsible for any property damage caused by their pets.

## SANDSPOINT CONDOMINIUM POOL RULES

1. The pool will be open at certain times and hours as determined by the Board and such times will be posted at the pool. Access may be denied to delinquent owners or their tenants. Access may also be denied up to thirty (30) days for deed restriction violators.
2. Children under 12 must be accompanied at all times by an adult resident of Sandspoint Condominiums. No lifeguard is ever on duty. Swim at your own risk.
3. Residents must have pool key with them at all times. Keys found in the possession of residents under age 12 will be confiscated; only residents age 12 and over may have a pool key in their possession.
4. The Board reserves the right to provide Association Members with a type of identification which must be exhibited in order to use any facility.
5. Gate must be kept closed and locked at all times. Jamming of locks will result in loss of pool key and swimming privileges.
6. No glass containers are allowed inside the pool fence. Plastic and metal containers are acceptable. No barbeque grills are allowed in the pool area.
7. Animals are not permitted inside the pool fence per Houston City Ordinance. The city could close the pool and fine the property if pets are found inside the pool, and the owner of the pet would be required to reimburse the Association.
8. Swimmers must be in conventional bathing suits/trunks. Cut-offs are not permitted (the threads will clog the pump).
9. Pool use is restricted to residents and five (5) guests only, unless prior written permission has been obtained from the Board. The pool may not be reserved by individuals or groups.
10. Guests must be accompanied by an Association Member or authorized tenant.

## SANDSPPOINT CONDOMINIUMS POOL RULES CONTINUED

11. No skateboards, bicycles, roller skates, tennis balls, golf balls, baseballs, footballs, tricycles, frisbees, or other such items are permitted. Only objects specifically designed for pool use are permitted.
12. Running, excessive noise including radios, or disorderly, annoying, and improper conduct, and unsafe use of pool are prohibited.
13. Trash must be carried from the pool area by departing swimmers. We do NOT provide porters to pick up your trash.
14. Violators of these rules or owners of violators' units will be subject to fines for any damage caused and may have pool privileges suspended.

If you have any questions regarding this matter, please do not hesitate to contact Creative Property Management Co. at (713)772-4420.

SANDSPOINT CONDOMINIUM ASSOCIATION, INC.  
CORPORATION RESOLUTION

WHEREAS, There is a need for a uniform collection policy for Sandspoint Condominium Association, Inc.

AND WHEREAS, The Board of Directors of Sandspoint Condominium Association, Inc. wishes to make this collection policy a matter of record,

NOW, THEREFORE, BE IT RESOLVED, That the Board of Directors on behalf of Sandspoint Condominium Association, Inc. sets collection policy as follows:

Any and all payments that are received either by the office of Creative Property Management Co. or by the lockbox of the Association's banking institution be applied as follows;

Funds will first pay late fees, violation fines, attorney fees, damages/repair costs, and/or any other costs, with the exception of maintenance fees, that may be due on an account at the time payment is received. The remaining balance of funds will then be applied to any maintenance assessment that is currently due on an account.

DATED, this 10th day of September, 1996

Wally Lind (President)

Maureen L. McAlester

Betty J. Haskis

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James R. Smith

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RECORDERS MEMORANDUM  
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

535-83-3832

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time  
designated herein by me; and was duly RECORDED in the Official Public Records of Real Property of Harris  
County, Texas on

NOV 17 2000



*Beverly L. Kayne*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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