

APRIL HARBOUR HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Violation of regulations can result in fines and/or a penalty levied against Homeowners. Fines will be paid by first dollar income. Any income balance will be credited to Homeowners maintenance fees.

1. Without prior approval, no resident shall modify, in any way, the common property.
2. Nothing shall be done in any unit or common area to cause the property to be uninsurable against loss by fire or other perils.
 - a. Charcoal grills and cookers **must not be used on the balconies** and shall be placed no closer than fifteen feet from the building. Violation fine is \$100.00.
 - b. Professional smoke detectors, provided by the Association, are in each unit and must not be disconnected by the resident. Violation fine is \$100.00 plus reinstalling cost.
3. Homeowners will receive a 10% late charge, rounded to the nearest dollar, if maintenance fee is received after the 15th of the month. Homeowners will be charged 10% of the unpaid balance, rounded to the nearest dollar, after 3 months of non payment of maintenance fees.
4. Fireworks, of any kind, are prohibited on the property of April Harbour by Homeowners, lessees, and guests. NO EXCEPTIONS. Homeowners will be assessed \$100.00 for violation of this resolution.
5. Pets must be leashed and held by owner or your agent. Pet feces must be picked up immediately. A fine of \$15.00 will be assessed for the first offense, \$40.00 for the second offense, and \$75.00 there after.
6. Entertaining is to be confined to reasonable hours, Sunday-Thursday until 10:00 P.M., Friday-Saturday, 11:00 P.M. Parties in excess of ten participants must be cleared with management 48 hours in advance.
7. Swimming pool rules are posted at the pool and must be observed. The pool gate is to remain closed at all times.
8. Homeowners and adult residents of each unit are responsible for the actions of their children and visitors within the unit, in the common areas, and in the swimming pool.
9. Covered parking spaces are reserved. These spaces are for transportation vehicles of unit owners only. **Non-functioning vehicles, boats, trailers, jet skis, campers, etc. are not permitted.** You may use an owner's parking space for your second functioning vehicle if you have that owners permission. No vehicles shall be parked on the grass or in such a manner as to block a sidewalk, driveway, etc. Remedy consists of towing and /or fines.
10. Boat and trailer **72 hour parking area** is a TOW AWAY ZONE for all vehicles except vendors, contractors, and **unhooked** watercraft and trailers. Boats are not to be left full-time at the bulkhead, temporary mooring only is allowed (72 hours at the dock, 72 hours off). Remedy consist of towing and or/fines. For visits which will extend past the 72 hour limits, please contact the property manager.
11. Trash is to be bagged and placed in containers in the designated area. Trash left by front doors or elsewhere on the common property will result in a \$25.00 assessment.
12. Balconies are to be kept clear and no unsightly items will be stored in public view including clothing, laundry, or equipment. Nothing is to be left in hallways, stairwells, or elsewhere upon the common property.
13. Solar screen damage shall be replaced at the Homeowners' expense.

These rules are an expansion of the By-Laws of April Harbour Homeowner's Association and are subject to amendment, as deemed necessary, by the Board of Directors. Notification will be given of any modifications by the Board. Please report violations of these rules to the property manager.

FILED FOR RECORD

06 JUN 26 PM 2:13

Mark Turball
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the Official Public Records of Real Property at
Montgomery County, Texas.

JUN 26 2006



Mark Turball

County Clerk
Montgomery County, Texas

RECORDS MEMPHANHHM

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. All blackouts,
additions and changes were present at the time
the instrument was filed and recorded.

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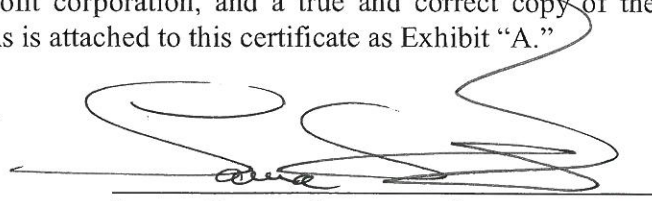
CORPORATE SECRETARY'S CERTIFICATE
APRIL HARBOUR HOME OWNERS' ASSOCIATION, INC.

The undersigned certifies that she is the duly appointed and acting Secretary of April Harbour Home Owners' Association, Inc. (the "Association"). The Association is the property owners' association for April Harbour Condominia, a condominium project in Montgomery County, Texas, according to the maps or plats thereof of record as follows: Cabinet 1C, Sheet 34, et. seq., of the Map Records of Montgomery County, Texas(Section One) and Cabinet 1C, Sheet 45B, et. seq., of the Map Records of Montgomery County, Texas(Section Two) , (the "Condominium").

The Condominium is subject to certain dedications, covenants and restrictions (the "Restrictions") set out in the recorded plats of the Condominium and as set out in the Declaration of Condominium of April Harbour Condominium of record under Clerk's File No. 8020720, Film Code No. 023-01-0679, et seq., of the Official Public Records of Real Property of Montgomery County, Texas, Amendment to Declaration of Condominium of record under Clerk's File No. 8118559, Film Code No. 074-01-0145, et seq., of the Official Public Records of Real Property of Montgomery County, Texas, and Second Amendment to Declaration of Condominium of record under Clerk's File No. 8118560, Film Code No. 074-01-0150, et seq., of the Official Public Records of Real Property of Montgomery County, Texas.

The Association is a Texas nonprofit corporation, and a true and correct copy of the Association's current Rules and Regulations is attached to this certificate as Exhibit "A."

Signed this 23rd day of June, 2006.

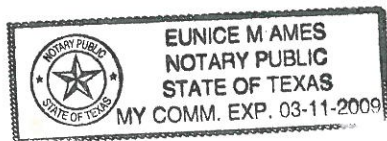


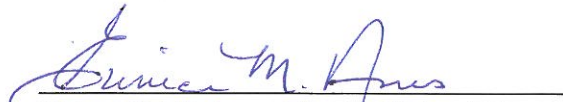
LAURA HARMS, Secretary of
APRIL HARBOUR HOME OWNERS'
ASSOCIATION INC.

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Sworn to and subscribed before me on the 23rd day of June, 2006, by LAURA HARMS, Secretary of APRIL HARBOUR HOME OWNERS' ASSOCIATION INC., a Texas non-profit corporation, on behalf of said corporation.

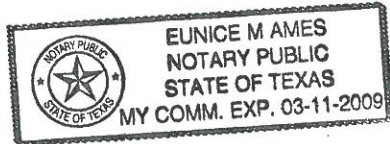



Notary Public in and for the State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 23rd day of June, 2006, by LAURA HARMS, Secretary of APRIL HARBOUR HOME OWNERS' ASSOCIATION INC., a Texas non-profit corporation, on behalf of said corporation.



Eunice M. Ames
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
April Harbour Home Owners' Association, Inc.
P.O. Box 1061
Montgomery, Texas 77356