

Campeche Shores Homeowners' Association, Inc
C/O Deem Realty Property Management
1411-39th Street
Galveston, TX 77550
karoldeem@aol.com

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Office: 409-765-7773
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CSHOA RULES AND REGULATIONS GUIDELINES

The following guidelines have been adopted by The Board of Directors, by authority of the Declaration and By-Laws. The property manager is to enforce the rules with written notice of any violation and/or call for legal action if necessary.

General Rules

1. All owners are responsible for their tenants and guests. A copy of these rules and regulations will be mailed to homeowner's home address and to their tenants bi-annually. Please review the following information.
2. Residents are asked to maintain general quiet and avoid activities that will disturb others.
3. No business may be operated in any unit that will produce additional traffic.
4. It is prohibited to hang anything over railings, fences, porches or balconies except for holiday decorations. Decorations to be removed after holiday. Towels and laundry are not allowed to be hung on railings at any time.
5. It is prohibited to throw trash on the common grounds, including cigarette butts.
6. Garage doors are to be closed when not in use. Garbage cans are to be stored inside or next to garage when not in use.
7. Common areas shall not be used for storage. All personal belongings are to be stored inside garage or neatly on balconies.
8. Outdoor open flame grills are to be located 10 feet from buildings and must keep a water hose or fire extinguisher handy when cooking with open flames.
9. Pre-school children are to be supervised by adult at all times on common grounds.

Parking

10. Parking is allowed in the garage, in your driveway and in the designated parking spaces located along Yucatan, by pulling into the space. Parking is not allowed in common circles or along the main streets.
11. Storage of boats, trailers, motorcycles or other personal property in any parking space is prohibited.
12. Owners of abandoned or inoperable vehicles will be asked to remove the vehicles or place them in their garage. If not removed in three days it will be towed at the owner's expense.

13. Commercial vehicles are not allowed to be parked on property overnight. They may be there for work purposes only. Owners or tenants with vehicles with commercial advertising signs must be parked in garage or remove sign if parked in driveway.
14. RVs are not allowed to be parked on property at any time.
15. Bicycles are not to be ridden or parked on the sidewalks, flowerbeds or tied to any common grounds potentially causing damage to common elements. This includes riding toys, roller skates and skateboards.

Pets

16. Pets are to be on a leash at all times when outside on the common grounds. Limit of 2 pets per unit.
17. Owners are to clean up after their pets.
18. Pets are not allowed to relieve themselves in the flower beds. A dog area has been set up near the Gazebo until lots are developed. Please walk your dog near Gazebo or off property.

Safety and City Ordinances

19. All local and federal laws shall take precedence over the desires of home owners. All traffic laws must be obeyed. All noise ordinances, leash laws, and fire and police safety laws are to be obeyed. If anyone sees any suspicious activity at Campeche Shores please call 911 then call property manager to make a report.
20. Gazebo gate is to be locked at all times. Gazebo is for the exclusive use of owners, tenants or their guests. No children allowed unless accompanied by an adult.
21. Garage or yard sales not allowed due to restricted traffic flow and parking

Rentals

22. Tenants are to be screened by a professional realtor prior to signing a lease with credit, criminal and background references verified.
23. We suggest the number of people be limited to 2 per bedroom and the cars be limited to what will fit in your driveway and garage.
24. Tenants are not to have any vicious or exotic breeds and if allowed by owner, they must have liability insurance and a copy of the policy must be provided to the Property Manager.
25. Homeowners are required to provide property manager contact information for their tenants.
26. Owner is responsible for any damage caused by tenant to common areas.

Insurance

27. All owners are to carry fire, windstorm and liability insurance and must provide a copy to property manager. Flood is not required but recommended.

Maintenance

28. Exterior maintenance is the responsibility of the homeowner. Property manager will alert homeowners to problem areas that need maintenance/repairs.

29. Prior to any exterior maintenance or repairs an ACC form must be submitted for approval. All changes are to reflect original architectural design. Contractors are responsible for removing all debris after completion of the work.

Approved and adopted by the Board on this 30 day of JULY 2014.

CHRISTOPHER J. SCHIRMER

President, CAMPECHE SHORES HOMEOWNERS' ASSOCIATION, Inc.

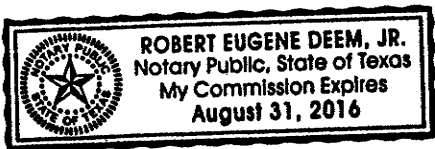
STATE OF TEXAS §

COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared: CHRISTOPHER J. SCHIRMER, President & ACC Member: CAMPECHE SHORES HOMEOWNERS' ASSOCIATION, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 30 day of JULY, 2014.

[Notarial Seal]



Printed Name : Robert E Deem Jr

My commission expires: 8/31/16

ISABEL TURNER

Vice-President, CAMPECHE SHORES HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §

COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared: ISABEL TURNER, Vice-President & ACC Member CAMPECHE SHORES HOMEOWNERS' ASSOCIATION, INC., a Texas corporation, known to me to be the person

and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

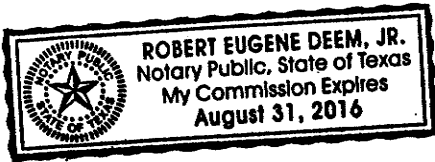
Given under my hand and seal of office this 30 day of JULY, 2014.

[Notarial Seal]

Robert E. Deem Jr.

Printed Name Robert E Deem Jr.

My commission expires: 8/31/16



Ron Kennon

RON KENNON

Secretary/Treasurer, CAMPECHE SHORES HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §

County OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared: RON KENNON, Secretary/Treasurer & ACC Member CAMPECHE SHORES HOMEOWNERS' ASSOCIATION, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

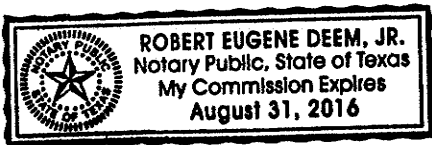
Given under my hand and seal of office this 30 day of JULY, 2014.

[Notarial Seal]

Robert E. Deem Jr.

Printed Name: Robert E Deem Jr.

My commission expires: 8/31/16



After recording return to:

Campeche Shores Homeowners' Association, Inc.

1411 39th Street

Galveston, TX 77550

FILED AND RECORDED

Instrument Number: 2014054507

FILED FOR RECORD

Recording Fee: 38.00

Number Of Pages: 5

Filing and Recording Date: 09/25/2014 10:46AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*