

ADDITIONAL DEDICATORY INSTRUMENT
for
EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey Hardaway, who, being by me first duly sworn, states on oath the following:

“My name is Jeffrey Hardaway, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts stated herein:

I am the attorney for EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records.

- 1. Regulations and Rules;

Dated this 5 day of September, 2024.

EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC.

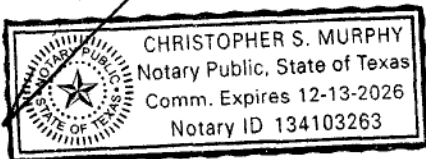
By: _____

Name: Jeffrey Hardaway
Attorney for EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 5 day of September, 2024, by Jeffrey Hardaway, on behalf of EMERALD BY THE SEA CONDOMINIUM ASSOCIATION, INC., a Texas non-profit corporation, on behalf of such corporation.

Notary Public, State of Texas





Regulations and Rules

We are pleased to WELCOME YOU as a member of our community!

For many of us, our homes are the largest financial investments we will ever make. Our Homeowners Association (HOA) has been created to protect the value of our community investment by maintaining the appearance and preservation of the property. These rules and regulations give owners and vacationers (short-term renters) guidelines to preserve our standards, assure a stable environment for everyone's enjoyment, and maintain the value of our property.

Each person's commitment to following these guidelines is an essential ingredient in the success of our community. This document addresses Regulations and Rules. The Emerald Board of Directors and its management are here to assist you if you have any questions regarding these Rules and Regulations.

On Behalf of the Board of Directors,

Carol Holt
President HOA
kingstoncove@gmail.com

Sarah Jackson
Regional Manager (409)762-6636
sjackson@moarefims.com

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A. General Rules

1. Everybody is required to be respectful of management and staff. All complaints must be directed to management.
2. All guests must check-in with the front desk unless greeted by a resident on the first floor.
3. VACATIONERS (SHORT-TERM RENTERS) ARE NOT ALLOWED TO HAVE GUESTS.
4. GUESTS ARE NOT ALLOWED TO HAVE GUESTS.
5. Except for owners and long-term renters, everyone is required to wear Emerald wristbands. Vacationers (short-term renters) are required to wear temporary red wristbands at all times.
6. The Emerald HOA will charge an owner's account to recover returned check charges or other bank processing fees resulting from non-sufficient funds (NSF) checks.
7. Please be advised that Emerald management and or security officers on duty are authorized to close an event for any reason they deem necessary, including but not limited to inappropriate, disorderly, unlawful, or disruptive behavior on the part of the guests or resident host.
8. All laws involving legal age of alcohol consumption and excessive consumption of alcohol must be observed. Violations may compromise all future reservation applications by the offending owner and may result in all amenity privileges being suspended for the owner for a minimum of 60 days.
9. Everyone must wear shirts and shoes at all times; bathing suits must be covered inside the Emerald common areas.
10. Tracking sand or dirt into the building is strictly prohibited. When entering the building from the beach, remove sand by showering in the restroom located on the first floor (left of the entrance in the vestibule lobby) before using the elevators.
11. Pets must always be on a leash or in a carrier when in the common areas.
12. Trash chutes are located on every floor. Trash must be bagged in a trash bag and tied off before disposing in the chute. Emerald recycles paper, plastic, aluminum and cardboard on all floors except #14. Cardboard boxes must be placed next to trash chutes for disposal. Emerald strictly prohibits placing food-soiled disposable items in any recycling bins.
13. Emerald strictly prohibits the use of propane or charcoal BBQ pits on balconies; flameless electric devices only.
14. No towels, rugs, clothing, etc. may be draped over balcony railings at any time. Balcony holiday decorations must be approved by management.

15. When excessive noise is planned, the owner must notify the staff at least 48 hours in advance and provide dates and times for this noise so homeowners can adjust plans.
16. Residential lobbies and corridors are defined as the elevator lobbies and East and West wing corridors. Elevator lobby areas cannot be decorated, changed, or altered by homeowners. Residents may place decorative objects in the hallway only with the approval of management and without objection by other residents on their corridor.
17. No live Christmas trees or live decorations are allowed for fire safety reasons.
18. No consumption of tobacco products of any type is permitted at any time inside the building on the sixth floor or in any inside area including hallways, elevators, stairways and the garage. This is in accordance with Galveston City Ordinances against noxious fumes. Smoking outdoors is permitted in the smoking section on the East end of the pool deck.

B. Violation of Rules and Fines:

The board reserves the right to charge a homeowner for violating the rules. Each incident will be accompanied by a written incident report and will be subject to review by the board prior to any fines being implemented. Homeowners are responsible for actions of their guests and vacationers (short-term renters).

C. Security:

Surveillance cameras are used in the elevators and common areas at the Emerald. Homeowners please notify Emerald staff whenever you observe an issue with security.

D. Occupancy:

Occupancy refers to the maximum number of overnight guests allowed in any given home.

- 6th Floor Efficiency = 4
- 2 Bedroom = 6
- 3 Bedroom = 8

This includes children of any age.

E. Move-In and Move-out

In an effort to minimize disruption to other residents and damage to our facilities, all residents are subject to the following policy and guidelines:

Moves MUST take place between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday and 8:00 and noon on Friday. Overtime charges will apply and all moving companies must provide a certificate of insurance. A refundable deposit of \$500 is required; please make your checks payable to "Emerald CAI". To ensure return of your deposit, Emerald staff is required to supervise and facilitate your move.

1. Moves must be coordinated and scheduled through the onsite management one (1) week in advance. You may reach management using any of the contact information listed above. Homeowners must notify management 2 days prior to requiring use of the freight elevator.
2. Reservations for the elevator are assigned in 4 hour blocks. For all moves, there will be a \$300 charge per 4 hour elevator block. This fee funds management staff to coordinate the move and provide security while the move is taking place on floor 1.
3. Forty-eight hours prior to any move, residents shall provide management with a certificate of insurance with a minimum limit of \$1,000,000 from the moving company, naming the Emerald CAI as an additional insured party. It is the responsibility of the new homeowner/resident to provide this certificate. Without providing it, you will not be permitted to move in or out of the building.
4. When required by city building codes, a homeowner's contractor must obtain a building permit from the City of Galveston. Upon completion of the project, Emerald management should receive a copy of the final inspection.
5. Elevator pads and flooring protection provided by the Emerald must be used to prevent damage. The residents and/or owners will be held responsible for damage done to the common areas. Under no circumstances may furniture or other belongings be dragged across any flooring.
6. Furniture dollies/ and or hand truck must be used at all times. The Emerald equipment (dollies, hand trucks, vacuums etc.) are not available for resident moves.
7. Owners shall be responsible for the general clean-up of halls, elevator and the lobby after each move. Hallways and driveways must maintain enough space for residents to pass safely.
8. Personnel involved in a move must sign in and out of the building with our front desk concierge and receive badges prior to your move so we can secure the elevator for you and place it on individual mode.
9. Extend courtesy to other residents when using the elevator during your move.
10. Please park trucks on Ball Street and utilize the Ball Street entrance. Entry through the front lobby for moves is prohibited. Access the front desk team by calling from the Ball Street entrance. Please be aware of height restrictions in our elevator.
11. The building doors may never be left open or unattended during a move. Do not dispose of moving boxes in the trash chutes located on each floor. Residents must break down moving boxes and place them next to the trash chute area for recycling.

12. The resident is responsible for all costs for repairs that may occur during the move. The requirement for repairs will be at the sole discretion of the Emerald HOA Board of Directors. Once the move is complete, building staff will perform a "walk through" with the owner to inspect the elevator, hallways, lobby etc. to ensure that all areas have been cleaned and no damages have occurred. At that time, staff will complete and sign the inspection checklist.
13. The Emerald HOA Board of Directors reserves the right to charge the resident for all damages noted in the post-move inspection report. Charges for damages will be deducted from the security deposit. Damages exceeding the deposit amount will be posted to the homeowner's account. A penalty will be charged to any owner's account if management determines that a move occurred without the proper coordination as specified in this policy.
14. Upon completion of the move-in/out inspection, management will provide written notification to the unit owner. This will include a copy of the inspection check-list and a description of any and all damages incurred from the move-in/out activity. If no damages are incurred, the original \$500.00 deposit will be returned within seven (7) days of the completion of the move.

F. Condominium Renovation:

1. Renovation rules refer to remodel activities as opposed to maintenance. Renovation plans such as drawings, a written description, and photos must be submitted to management for approval 14 days prior to the commencement of renovations. No renovations can begin prior to management's approval. If the work requires a building permit, the homeowner and contractor will obtain a permit and file it with the city.
2. Homeowners must notify the front desk as soon as a condominium remodel date is known.
3. Residents shall provide management with a certificate of insurance with a minimum limit of \$1,000,000 from the contractor, naming the Emerald CAI as an additional insured party. It is the responsibility of the homeowner to provide this certificate. Without it, you will not be permitted to renovate your unit.
4. Contractors must utilize licensed subcontractors for all work.
5. All contractors must register at the front desk, obtain a badge, and wear the badge while working on the premises.
6. Contractors using the elevator to transport materials must notify management 2 days prior to elevator usage.
7. Contractors expecting to make excessive noise (jackhammer, etc.) must notify Emerald staff 48 hours in advance and provide dates and times when they will start and end so residents can plan accordingly. Contractors are restricted from making excessive noise outside of 10:00 a.m. to 3:00 p.m.
8. All workers are strictly prohibited from tracking debris on rugs and floors in common areas. Owners and contractors must ensure shoe cleaning procedures upon entry and exit. Drop cloths must be used to protect debris from falling on the rugs or elevator floor.

It is recommended that contractors utilize covering booties when traversing Emerald common areas.

G. Common Areas and Amenities:

Common areas refer to the sixth-floor amenities: pool and pool deck, Fitness Room, Game Room, Dance Studio, Terrace Room, Wine Room, Theater, hallways, elevators, stairways and first floor lobby. These common areas are owned by the Association for the common use, enjoyment, and benefit of the owners, our guests, and vacationers (short-term renters).

Certain common areas on the 6th Floor are available for private parties for homeowners and tenants (long-term renters). These Rules and Regulations spell out requirements for their use. There is no charge to reserve the Amenity Rooms, but security deposits will apply. Homeowners who do not live in their condos full time may not reserve amenities on behalf of a vacationer (short-term renter) or a guest with the intent of circumventing the rules.

Please note:

1. The pool deck, pools, and amenities in the pool area may not be reserved for exclusive use except for an HOA function; owners, tenants (long-term renters), and vacationers (short-term renters) may freely reserve the grills and grill areas for up to three hours.
2. The main sixth floor lobby, including the conversation seating areas, may not be reserved for exclusive use except for an HOA function.
3. The Fitness Room may not be reserved for exclusive use except for an HOA function. The Fitness Room is open 24 hours daily to owners and tenants (long-term renters); it is open to vacationers (short-term renters) only on Friday, Saturday and Sunday from 7:00 a.m. until 10:30 p.m.
4. The Amenity Rooms may not be altered in any way. It is absolutely essential that Amenity Rooms be left as you found them, including not leaving food after a gathering.
5. The Amenity Rooms may be reserved by homeowners and tenants (long-term renters) every day of the week from 7:00 a.m. to 10:30 p.m. Events scheduled during business hours may not interfere with any business conducted in the office. All events held on the Sixth Floor must conclude no later than 10:30 p.m. to allow time for cleaning and for all guests to exit the facility. The Amenity Rooms must be inspected and locked at 11:00 p.m. Violation of this policy could result in forfeiture of the security deposit. The HOA may make exceptions.
6. The Game Room and the Terrace Room may not be reserved at the same time. Only HOA functions may reserve these rooms simultaneously.

H. Swimming Pools and Hot Tub:

- 1. THERE ARE NO LIFEGUARDS ON DUTY. SWIM AT YOUR OWN RISK. THE LEDGE OF THE POOL ON THE SOUTHSIDE (CLOSEST TO THE GULF) IS NOT A WALKWAY OR A SEATING AREA UNDER ANY CIRCUMSTANCES.**
2. Pool hours: 7:00 a.m.-10:30 p.m. daily. Anyone at the pool area after 10:30 p.m. is considered to be trespassing. Vacationers (short-term renters) pool hours are 10:00 a.m.-10:30 p.m.
3. In case of emergency, use the red 911 phone located at the west end of the pool.
4. For your safety and the safety of others, do not run, dive or engage in any unsafe activity in the pool area.
5. Owners are allowed to double the maximum occupancy of your home regarding guests at the pool (see occupancy maximums in Section D).
6. Residents and their guests must cooperate with management personnel to ensure safety and proper pool maintenance.
7. Proper swim attire is always required in the pool. Children that require diapers must wear swim diapers. No children requiring diapers may go in the hot tub.
8. Children under the age of 14 **MUST** be accompanied by a parent or responsible adult.
9. Please consult a physician prior to using the hot tub; do not exceed 15 minute duration.
10. No swimming in the hot tub.
11. No food in the pools or hot tub at any time.
12. Glass containers and condiment bottles are not allowed on the pool deck.
13. Only toys or play items designed for pool use are permitted in the pool. Toys are not allowed in the hot tub.
14. Pets are not allowed on the pool deck, the pools or the hot tub.
15. Everyone must be **DRY** and wear appropriate cover ups and shoes in the common areas. It is important to be **DRY** before re-entering the building to prevent any water dripping throughout the facility.
16. Electronics with personal earphones are permitted.
17. Smoking is only allowed in the designated smoking area on the East end of the pool deck.
18. Leave all pool areas as you found them. Trash must be removed from the pool area when leaving.

I. Fitness Room:

1. The Fitness Room is open to residents 24 hours a day. Usage by vacationers (short-term renters) is only Friday, Saturday, and Sunday from 7:00 a.m.-10:30 p.m.
2. As a courtesy to other residents, appropriate attire (shirts, shorts or pants, and athletic shoes) is required at all times in the Fitness Room.
3. Children under the age of 14 are not allowed in the Fitness Room. The fitness

equipment is configured for adult body size only.

4. No glass containers, alcoholic beverages or pets allowed at any time.
5. Re-rack all free weights. Weights must not be dropped on the floor. Weights on the machines must not slam loudly together.
6. Paper hand towels and sanitizer are available in the Fitness Room. Wipe down equipment after use.
7. Electronics with personal earphones are permitted.
8. Do not leave the sliding glass doors open.
9. Television noise levels should not interrupt others while in use.

J. Game Room:

1. Game Room hours: 7:00 a.m. - 10:30 p.m. daily.
2. Children under the age of 14 must be accompanied by a parent or responsible adult.
3. Glass containers are not allowed.
4. Food and beverages are not allowed on the felt top gaming tables at any time.
5. Dispose of all trash properly.
6. Pets are not allowed at any time.
7. Electronics with personal earphones are permitted.

K. Terrace Room Kitchen

The Terrace Room kitchen may be used by owners and tenants (long-term renters).

1. Leave the kitchen clean after use; counters, microwave, and sink must be wiped clean and all foods removed from the refrigerator and freezer. You must bring your own paper towels for cleaning spills & splatters.
2. Do not leave food in the refrigerator. Food given to the staff must be moved to the staff refrigerator immediately after the event.
3. Unload the dishwasher as soon as possible after use. Clean and place all kitchen utensils, cookware and dishware in the cabinets/drawers.
4. The Emerald social committee owns all disposable products in the kitchen. These include plates, cups, napkins, plastic utensils, aluminum warming pans, fuel, baggies, foil, water, drinks, condiments, etc. The Social Committee pays for these items for Emerald socials. No one may use these items for their private events.
5. Follow instructions on the left-hand counter when using the warming oven. Be sure to add distilled water to the tray. The front staff is available to assist you. The warming oven must be cleaned and turned off after use.
6. No kitchen items may be removed from the sixth floor.

L. Use of Amenities for Events

1. Homeowners may not reserve the Terrace Room, Theater, Wine Room, Game Room, Dance Studio or common areas around these amenities if they are in arrears on HOA dues/fees/charges.
2. The Amenity Rooms may be reserved for a maximum of 6 hours, which includes set up and clean-up time. The Terrace Room and Game Room may not be reserved at the same time.
3. Food and drinks may not be used at the pool table, felt poker table, or Dance Studio.
4. No individual may exclusively reserve any Amenity Room more than once in a 48 hour period.
5. Attendance must not exceed the maximum number of people allowed by Galveston Fire Department Regulations.
6. Amenity Rooms must be left exactly as you found them.
7. The Emerald requires the hiring of an additional staff member for parties of over 35 people. Any additional staffing will be at the expense of the homeowner.
8. The Homeowner exclusively reserving an amenity is responsible to follow the HOA Rules and Regulations and the City, State and Federal laws. Caution must be exercised in the quantity of alcohol consumed by individuals. State laws are specific about host liability for drunkenness.
9. Any decorations must be affixed with stick tack only. Confetti is not allowed.
10. Bringing additional tables/chairs or other furniture for use at a gathering must be approved in writing by the HOA Building Manager.
11. Rooms may not be used for religious services of any kind. Celebration of holidays is permitted.
12. No consumption of tobacco products of any type is permitted at any time inside the building on the sixth floor or in any inside area including hallways, elevators, stairways and the garage. This is in accordance with Galveston City Ordinances against noxious fumes. Smoking outdoors on the property is permitted in the smoking section on the east end of the pool deck.
13. No loud or offensive music is permitted at any time.
14. Furniture may not be removed from inside the Amenity Rooms. All furniture must be returned to the original floor plan prior to the close of the event. Avoid dragging furniture over carpeting or floors which may cause expensive damage.
15. After using the BBQ area, it must be clean and free of debris, trash, decorations, and food remnants. All equipment must be turned off.
16. All guests must exit, and all the party supplies must be removed, no later than 10:30 p.m. for Amenity Room inspection by staff. All trash must be bagged and set in a central spot for removal after the party. All left-over food and drinks must be removed from the rooms and/or bagged. Spills and splatters must be wiped clean.
17. Groups of 35 or more must coordinate parking with management.

18. Please be advised that Emerald management and or security officers on duty are authorized to close an event for any reason they deem necessary, including, but not limited to inappropriate, disorderly, unlawful, or disruptive behavior on the part of the guests or Emerald resident host.
19. All laws involving legal age of alcohol consumption and excessive consumption of alcohol must be observed. Violations may compromise all future reservation applications by the offending owner and may result in all amenity privileges being suspended for the owner for a minimum of 60 days.

M. SCHEDULING, APPLICATION, AND FEES:

1. In order to lock-in a date and time for an event, a completed, signed application and checks for all fees must be submitted no later than 48 hours prior to the date of the event.
2. Reservations are scheduled on a 'first paid/first booked' basis for qualified residents. Association assessments must be paid in full to rent the Amenity Rooms.
3. At its sole discretion, the HOA Board of Directors reserves the right to refuse any application.

The following event deposits are required to reserve an Amenity Room for exclusive use and must be deposited with the building manager a minimum of 48 hours in advance of an event. Make event deposit checks payable to "Emerald CAI". Non-payment will result in cancellation of the reservation for the amenity. It is expected that management will return owners' deposit, but this depends upon cleanliness and absence of damage (such that the amenity is returned to pre-event condition). Damage beyond the deposit will be charged directly to the homeowner. Any additional service fees for cleaning shall be determined after the event by the HOA building manager or his/her representative.

Amenity	Security Deposit
Wine Room and use of kitchen	\$250
Terrace Room	\$500
Theater	\$500
Game Room	\$500
Dance Studio	\$250

Please note: the maximum number of people allowed to use a specific room is determined by order of the Galveston Fire Marshall.

N. Refunds for Cancelling an Event.

There is no penalty for cancellation of an event. If an event must be cancelled for any reason, please submit written notification to the Emerald management. If an event is cancelled, all fees will be refunded within 14 days from the date of receipt of written notification.

O. Pet Policy:

The following rules repeal and replace any previous pet rules or policies. A maximum of two pets may be kept in any unit.

All pets must be registered with Emerald's management and all applicable rules must be followed. Please note that the Emerald is a pet friendly and welcoming community. The pet policy is intended to protect the privileges of pet owners while addressing the concerns of all residents. Dogs or cats brought to the Emerald by friends or guests must also be registered.

1. No legal responsibility for an accident or injury caused by an animal on the premises will be held by the Emerald Board of Directors, administration, or Association.
2. Owners are responsible for ensuring their tenants, family, and guests, abide by these rules and regulations. Any violation by an owner's tenants, family and guests is a violation by the unit owner. Pets kept within an owner's unit, regardless of who owns the animal, must be approved by the Association. All such pets are subject to these Rules and Regulations.
3. Any owner wishing to keep a pet and/or pets in the building must submit an application for approval by the Association. The application must include, for each individual animal, the following information:
 - a. The name, species, and breed of the animal.
 - b. A photo and a general description of the animal, which shall include the animal's color, color pattern, approximate length, and approximate weight.
 - c. A written statement from the owner affirming that each animal has no history of aggressive behavior towards human beings and/or other pets.
 - d. All animals requiring vaccines should be fully immunized.
4. In the event the Association denies an owner's application, the Association will provide the owner a written explanation describing and detailing the reasons for the denial.
5. Owners are prohibited from keeping and/or maintaining pit bull terriers, rottweilers, and chows.
6. Owners must keep their pets under control. Whenever their animals are outside the owner's unit, owners are required to keep their pets within a pet carrier or on a leash not to exceed six (6) feet in length. In no event shall any owner leave a pet unattended on any unit balcony or exterior enclosure.
7. No owner may allow his/her pet(s) to become a nuisance. In the event an owner's pet becomes a nuisance or creates an unreasonable disturbance, then the

Association may (subject to the requirements of the Texas Property Code) require the owner to remove the offending animal from the Condominium.

8. No owner may allow pet(s) to defecate or urinate in any Common Area.
9. A registered service animal or an emotional service animal is exempt from any Association rule, regulation, or policy, that would prohibit the animal from being in, on, or about the Condominium and/or prohibit the animal from providing its intended service.

P. Rules for Vacationers (Short-term Renters)

The Emerald homeowner services desk phone is 409-762-6636. All Emerald condominium rules and regulations apply for vacationers (short-term renters). The concierge staff and site manager are required to enforce all rules and regulations and are authorized to remove anyone not complying with these guidelines. Any violations of these guidelines will result in your removal from the area. Inappropriate behavior and lewd conduct are not permitted.

We hope your visit to Galveston will be pleasant and your stay at the Emerald will be an exceptional experience for you and your family. Emerald has been designed to represent the highest standards in condominium living; we expect you to treat it as you would any premier 5-star facility. Please understand that the Emerald is made up of privately owned residences. Some owners rent to vacationers (short-term renters), but many do not rent their units. Vacationers (short-term renters) are expected to respect both the Emerald property and other individuals at all times. The following provisions apply to vacationers (short-term renters) and will be vigorously enforced.

Thank you for your cooperation.

1. Wristbands: Each vacationer (short-term renter) must be present at check-in to receive their wristbands and must wear them at all times, including in the pool.
2. Guests: Vacationers (short-term renters) are not allowed to have guests.
3. Vehicles and parking: You will be given parking permits equal to the number of vehicles in your party during check-in. Vehicles may park in any of our unsecured parking spots (on levels 2-5.) The parking permit issued to you must be date/time valid and visible at all times.
4. Security: Surveillance cameras are used in the elevators and common areas at the Emerald.

5. Dress: Everyone must wear shirts and shoes at all times; bathing suits must be covered inside the Emerald common areas.
6. Sand: Tracking sand or dirt into the building is strictly prohibited. When entering the building from the beach, shower off in the restroom located on the first floor (left of the entrance in the vestibule lobby) before proceeding into the building and using the elevators.
7. Smoking: and vaping is prohibited in all common areas including the pool, hot tub, Terrace Room, elevators, Theater, Game Room, Wine Room, Fitness Room, hallways, lobby, public terraces, entry foyers, garage floors and outside building entrances. There is a smoking area on the East end of the pool plaza. Please be mindful of your neighbors.
8. Noise: Loud noises from hallways, balconies and/or inside a condo are forbidden. This includes music, loud talking, and boom boxes. Quiet hours are between 10:00 p.m. and 8:00a.m. Noise prohibitions include any noise which can be heard outside of the unit you are occupying.
9. Balconies: Objects such as cigarette butts, beer or soda containers, water, water balloons, firecrackers, food for the sea gulls, etc. may not be thrown from balconies. Do not use balcony or pool railings to hang towels, clothes, or any decorations.
10. Fitness Room: You must be 21 years old to use the Fitness Room. The Fitness Room hours for vacationers (short-term renters) are Friday, Saturday, and Sunday from 7 a.m.-10:30 p.m. Check with the front desk to access the Fitness Room. Exercise attire is required; athletic shoes must be worn at all times (no open toed shoes/sandals are permitted). Glass containers, alcoholic beverages, and pets are not allowed. Sound devices are permitted with ear buds. Re-rack the free weights after use and wipe down equipment with sanitizer and towels after use.
11. Garbage and Trash: All trash must be bagged and placed in the designated trash chute on each floor or trash containers throughout the facility. No refuse, including cigarette butts, cans, plastic containers or paper, should be left in the common areas. Each individual is responsible to completely clean and discard all trash in any common area used, including the pool deck. Do not leave trash on the floor in trash chute area or in the adjacent storage areas.
12. Pets: Emerald is pet friendly! All pets must be kept on a leash or in a carrier at all times while on the property. Pet owners are expected to clean up after their pets. No pets are allowed on the pool deck or in Amenity Rooms.
13. Theater: Vacationers (short-term renters) may reserve a time for movie showings at the services desk. The last allowed show time start is 8:30 p.m. Only G, PG and PG-13 movies may be shown.
14. Game Room: Game Room hours are from 7a.m.-10:30 p.m. Adult supervision is required; no one under the age of 14 is allowed in the Game Room unless they are

accompanied by an adult. No glass containers or under-age drinking is allowed at any time, under any circumstance. Food and beverages are not allowed on the felt tops.

15. Swimming Pool: Vacationers (short-term renters) must cooperate with management personnel to ensure safety and proper pool maintenance. In case of an emergency, use the red 911 phone at the pool. **THERE ARE NO LIFEGUARDS ON DUTY THEREFORE SWIM AT YOUR OWN RISK. THE LEDGE OF THE POOL ON THE SOUTHSIDE (CLOSEST TO THE GULF) IS NOT A WALKWAY OR A SEATING AREA UNDER ANY CIRCUMSTANCES.**

Pool hours for vacationers (short-term renters) are 10:00 a.m.-10:30 p.m. People remaining at the pool area after 10:30 p.m. are considered to be trespassing. Children under the age of 14 must be accompanied by a parent or responsible adult at the pool and hot tub. Children that require diapers must wear swim diapers prior to entering the pool. For your safety and the safety of others, do not run, dive or engage in any unsafe activity in the pool area. Glass containers of any kind are prohibited anywhere in the pool plaza, including the outdoor kitchen and grill areas. This is a safety issue and can result in pool closure.

Out of respect for other residents at the pool and residents living near the pool unreasonable, excessive, and loud noise of any kind is not permitted. Only toys or play items designed for pool use are permitted in the pool. No oversized floats or food allowed in the pool. No swimming, toys, children requiring swim diapers, or food are allowed in the hot tub at any time. Except for HOA-sponsored activities, sound devices of any type are not permitted without headphones. All guests and residents must be **DRY** and wear appropriate cover ups and shoes before re-entering the building to prevent any water dripping throughout the facility.

16. Grills: Grills are located on the pool deck in the sunken BBQ area and on each end of the pool deck. Reservations for grill usage must be made at the front desk.

The Emerald is a family-oriented facility and inappropriate behavior will not be tolerated. By signing below, I acknowledge receipt of Emerald's Rules and Regulations and agree to abide by these rules.

Occupant signature _____ Date _____

Printed name _____ Unit # _____

FILED AND RECORDED

Instrument Number: 2024040544

Recording Fee: 85.00

Number Of Pages: 17

Filing and Recording Date: 09/06/2024 8:45AM

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.*