

Rules and Regulations
Mission Bend San Miguel HOA



5 PGS
MISC
2013105044

MISSION BEND SAN MIGUEL HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

The following Rules and Regulations were duly adopted by the Board of Directors of Mission Bend San Miguel Homeowners' Association, Inc. hereafter referred to as the "Board" on June 4, 2013 pursuant to authority conferred upon them by the Declaration of Covenants, Conditions and Restrictions governing Mission Bend San Miguel. Each Owner of a property in the subdivision, together with their families, guests, occupants and tenants, shall be subject to these Rules and Regulations. Non-compliance with any of the following Rules and Regulations, which include, but are not limited to, house and yard maintenance, Architectural Control and Deed Restrictions, may result in a levying of a \$25.00 fee, hereafter referred to as a "penalty". This penalty may be assessed per violation each and every month that the violation is not satisfied or corrected.

A. Common Properties (Public Areas)

Common Properties or Public Areas.

1. There shall be no obstruction of the Common Properties, nor shall anything be kept or stored in the Common Properties, nor shall anything be altered, or constructed or planted in, or removed from the Common Properties unless previously approved by the Board.
2. Each Owner shall be liable to the MB San Miguel Homeowners' Association for any damage caused by the negligence or willful misconduct of the Owner or his/her, family, guests or tenants.
3. No noxious or offensive behavior or activity shall be carried out in the public areas which, in the judgment of the Board, could cause unreasonable annoyance or nuisance to any other Owners.
4. No advertising signage is allowed to be posted on common areas.

B. Architectural Control

Within the Board there is an Architectural Control Committee (ACC) responsible for approval of any changes and/or modifications to homes within the Subdivision. Forms for proposed changes and/or modifications are available from the Property Management Company.

1. Any structural additions or changes must be approved by the ACC prior to commencement of work. This includes, but not limited to, roofing, siding, patios and exterior painting.
2. Home owners wishing to paint the exterior of their houses must submit the appropriate form together with a sample of the proposed color(s).
3. Material and color of replacement roofs shall be submitted to the ACC prior to commencement of work. All buildings shall be roofed with composition shingles unless

approved in writing by the ACC. Note that wood shingles and tin roofs are specifically prohibited.

4. No walls, fences, sheds, carports or any other structure shall be erected, placed or altered on any lot without the prior approval of the ACC.

C. Maintenance of Lot by Owner

The owner(s), occupant(s) or lessee(s) of each lot and residence is/are responsible, at their own cost, for keeping their lot and residence in a well maintained, clean and attractive condition in accordance, but not limited to, the following requirements:

1. Houses are to be kept painted and maintained at all times. Exterior paint color(s) must be approved by the Architectural Control Committee. Only neutral earth tone colors will be acceptable.
2. Garage doors shall be painted to match the house colors and kept in good working order, and free from sagging or any other damage.
3. Gutters are to be kept in good repair at all times.
4. Windows are to be maintained with cracked or broken panes replaced immediately. No air conditioning units are to be installed in windows. Interior treatment of windows, as viewed from the street, is to be well maintained and neat and tidy.
5. Driveways are to be kept clean and free from oil, grease and weeds.
6. Graffiti must be immediately removed from fences, walls, driveways, etc.
7. Mailboxes shall be kept in a well maintained condition including a stable upright position and meet the requirements of the U.S. Postal Service.
8. Each property must have the address number clearly visible from the street.
9. Trees, shrubs and hedges shall be trimmed and maintained especially so that they do not restrict the visibility of drivers. Also trees overhanging sidewalks and roadways shall be pruned clear to give suitable headroom and must not block lighting from street lights.
10. Yards, drives and adjacent easements shall be kept clear of trash and debris.
11. Grass shall be regularly mowed and edged and flowerbeds kept clear of weeds. Vegetable plots or bare dirt shall not be allowed in the front yard.

D. Vehicles

1. No vehicle shall be parked or stored on any lot which is visible from any street or neighboring lot, other than a passenger vehicle or pick-up truck. Parking shall also be limited for a period not to exceed forty-eight (48) consecutive hours. For purposes of these Rules and Regulations, the term "passenger vehicle" is limited to any vehicle displaying a passenger vehicle license plate, and the term "pick-up truck" is limited to a three-quarter (3/4) ton capacity pick-up truck.

Owners cannot perform work on vehicles in the drive or street other than work of a temporary nature and only on the lot owners own vehicles.

2. No mobile homes, trailers, recreational vehicles or boats may be stored on the property unless parked in the garage of the home out of public view.

3. No vehicle shall be parked on the front yard grass area or parked where it obstructs

clear passage on the sidewalk.

4. No inoperative vehicle shall be parked on the lot area or on the street. The Ft. Bend County Sheriff's Department has the right to tow away such vehicles parked on the public street.

6. No Commercial Vehicles and vehicles with more than one rear axle shall be parked on the street within the sub-division at any time.

7. No non street worthy vehicles such as go-carts, motorized scooters or dirt bikes shall be driven in the streets.

E. Trash

1. All household trash, garbage or other waste materials must be kept out of sight until the time for trash collection. At which time they should be placed curbside no earlier than 6:00 p.m. the day prior to trash collection day.

2. Heavy trash is to be placed curbside in a tidy manner no earlier than 6:00 p.m. two (2) days prior to the specified day of trash pickup.

F. Animals

1. Only dogs, cats and other common household pets may be kept on lots provided that they are not used for breeding or maintained for commercial purposes. No more than two of each type of pet is permitted on each lot.

2. Pets must be physically confined within the property. When away from the property the pet is to be on a leash at all times.

3. The pet's owner is responsible for keeping the property clean and free from pet debris and odors. When walking the pet, the owner is responsible for removing defecation from public areas and other lots.

G. Garage Sales

1. Garage sales are discouraged by the Board, as they can cause annoyance to neighbors and also they can create security problems.

2. If it is thought necessary to have a garage sale the Board will permit no more than two (2) in any twelve-month period.

3. Garage sale signs are to be placed no more than one (1) day prior to the sale and removed immediately after the sale. Signage may not be posted in the common area esplanades.

H. Basketball Goals

1. All basketball goals must be kept up to standards with regulation backboards, hoop, and net. Homemade basketball goals are not acceptable. Portable goals shall be stored from public view when not in use.

2. Use of basketball goals after 10:00 p.m. is not permitted. Basketball players are expected to ensure that no damage is caused to adjacent properties and must not be a nuisance to neighbors when playing basketball.

3. Playing of basketball shall be confined solely within the owner's lot, and shall not intrude upon neighboring lots and the public road. Also courtesy is expected to be shown to anyone using the public right of way sidewalk.

I. Tenants

1. It is the responsibility of the Owner, or Agent for the Owner, to ensure that the tenant of the property is provided a copy of the Declaration of Covenants, Conditions and Restrictions together with these Rules and Regulations. Also the tenant is to be provided with the telephone number and mailing address of the Property Management office. It is the responsibility of the Owner to ensure the tenant is abiding by the rules and regulations and will take necessary action to ensure compliance.

2. The Owner shall provide the Association with the name, mailing address and telephone number of the tenant. The Owner shall also provide the alternate mailing address and telephone number of Owner. Any changes of address shall also be given in writing to the Association through its managing agent.

3. Tenants who reside in the subdivision shall have the right to attend and speak at all Association Board and Annual meetings. However, no tenant shall have a vote at these meetings unless by a properly executed proxy of the Owner.

A copy of these Rules and Regulations shall be mailed by regular mail to each Owner and resident in the Mission Bend San Miguel Homeowners' Association, Inc. prior to 9-1-2013 upon which date they become effective.

MISSION BEND SAN MIGUEL HOMEOWNERS' ASSOCIATION, INC.

*10 R
100*

By: *Ruth Stadtfeld*
Name: *Ruth Stadtfeld*
President of the Board of Directors of
Mission Bend, San Miguel Homeowners Assoc., Inc.

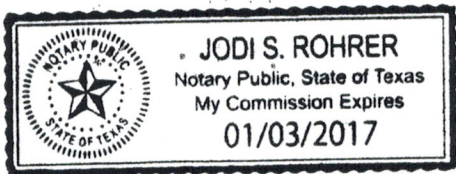
Dated this *4th* day of *June*, 2013.

Ruth Stadtfeld Before me, the undersigned authority, on this day personally appeared *Ruth Stadtfeld*, President of Mission Bend, San Miguel Homeowners Assoc., Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that at least a majority of the Board of Directors approved these Rules and Regulations and that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Board of Directors for Mission Bend, San Miguel Homeowners Assoc., Inc.

Given under my hand and seal of office, this the *4th* day of *June*, 2013.

Jodi S Rohrer
Notary Public, State of Texas

return to



Kathy Ann Terry
Attorney at Law
PO Box 690141
Houston, TX 77269

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas



August 15, 2013 04:10:00 PM

FEE: \$23.00 RMM
MISC

2013105044