



Amendment to:

Chelsea at Mission Bend Community Association, Inc.

Rules & Regulations

Acknowledgement

The following sections were duly adopted on May 30, 2018 by the Board of Directors of Chelsea at Mission Bend Community Association, Inc., located in Fort Bend County. The authority to adopt and modify these rules and regulations are duly noted in the Declarations of Covenants, Conditions and Restrictions of Chelsea at Mission Bend and its By-Laws. Each lot owner in the community, together with their families, guests, occupants, and tenants are subject to these Rules and Regulations.

PROHIBITION OF OFFENSIVE ACTIVITIES

No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any lot which may be or become an annoyance or a nuisance to the neighborhood. Owners having parties on their lots are responsible for the actions of their guests and if their guests trash the community by discarding beer cans, liquor bottles, food items, or any other trash; it is the responsibility of the lot owner(s) to clean-up all discarded trash immediately after the conclusion of their party, or not later than noon time (12:00 PM) the next day. If not, then the HOA has the right to hire a clean-up crew and chargeback all expenses to the owner having the party.

Owners celebrating by popping firecrackers during holidays or any other times are responsible to clean-up all debris immediately after the celebration, or not later than noon time (12:00 PM) the next day. If not, then the HOA has the right to hire a clean-up crew and chargeback all expenses to the owner(s) popping firecrackers. Additionally, owners are limited to celebrating on their lot or the front of their homes only and may not move to other locations in an attempt to be near a street light. Further, no firecrackers or other loud noises should exceed 12:00 AM through the week and not later than 1:00 AM on weekends.

Bar-b-cue pits are not allowed in the front yard or driveways. All cooking should be done in the backyard of each fenced lot.

Lot Maintenance

In addition to mowing/edging lawns frequently, owners must remove all dead plants and trees from lots. Flower beds should be cleared of weeds and other debris (such as broken loose tree branches) which float into the streets during heavy rain and blocks street drains. This caused water to flood the streets and backup into the yards and could flood homes.

Homes should be painted so as not to show chipped or fading paint from wood or hardiplank surfaces. Exterior surfaces of homes should be power washed to remove black or green mold/mildew.

Window screens and storm doors should be in excellent appearances.

Driveways should be free of oil leaks/stains, and no inoperable vehicles (with or without current registration) are allowed to be stored on any lot.

There should be no graffiti on any sidewalk/driveway or walls from color crayons, paints, etc.

Fire Hydrants

All fire hydrants must be completely visible on all sides at all times. If you have a fire hydrant in front of your home, it is illegal to block that fire hydrant by parking a vehicle, or by planting large shrubbery surrounding the fire hydrant, etc.

CHELSEA AT MISSION BEND COMMUNITY ASSOCIATION, INC.

Approved by Board of Directors & Endorsed by Wanda Postea, President of Board of Directors

Wanda Postea WANDA POSTEA 7/27/2018
Signature Print Name Date

State of Texas

County of HARRIS

This instrument was acknowledged before me on this 27th day of July, 2018
by WANDA POSTEA of Chelsea Board of Directors, Chelsea at Mission Bend
Community Association, Inc., a Texas non-profit corporation on behalf of said corporation.

[Signature]
Notary Public Signature



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

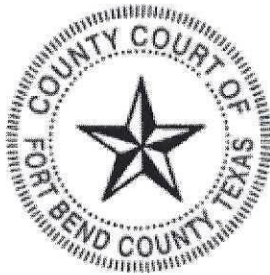
Port Saint Charles, Texas

July 27 2018 01:10 PM



FEES \$10.00 SC

2018084278



FORT BEND COUNTY CLERK
301 JACKSON, SUITE 101
RICHMOND, TX 77469-3108
(281)341-8652

Receipt Time: 07/27/2018 01:21:55 PM

Receipt #: 64795

Issued To: WANDA POSTEAK RAC

Documents

#	Type	# Pages	Quantity	Reference #	GF #	Amount
1	AMENDMENT	2	1	2018084278		\$15.00
Total :						\$15.00

Payments

#	Type	Payment #	Amount	NSF
1	CASH		\$20.00	
Total Payments:			\$20.00	
			Change Issued: \$5.00	

THANK YOU!

DEPUTY: SG