

**COMMON AREAS POLICY**

for

**HIDE-A-WAY ON THE GULF PROPERTY OWNERS ASSOCIATION,
INCORPORATED**

THE STATE OF TEXAS

COUNTY OF BRAZORIA

I, Bill Hudgins, President of Hid- A-Way on the Gulf Property Owners Association, Incorporated (the "Association"), do hereby certify that at the meeting of the Board of Directors of the Association (the "Board") duly called and held on the 14th day of October, 2014, with at least a quorum of the board members being present and remaining throughout, and being duly authorized to transact business, the following Common Areas Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. Section 209 of the Texas Property Code was amended to add Section 209.006 granting property owners' associations the right to suspend privileges of a property owner not in compliance with all Property Owners Association restrictions, covenants, and conditions; by-laws; and policies.
2. The new law became effective on January 1, 2012.
3. The Board of Directors of the Association desires to adopt a Common Areas policy consistent with the new law.
4. The Common Areas consist of the recreational area inside the fences, the pool, the clubhouse, the area in and around the common mailboxes, the boat ramp, and smaller miscellaneous spaces. These recreational areas are for the use of property owners and their invited guests.

POLICY:**A. Fenced Areas:**

1. Persons using the common area facilities may be asked by an Association Board Member to provide identification proving residency

2. Golf carts, roller blades, skates, bikes, or similar wheeled devices may not be used or operated inside the fenced areas
3. Other than service animals, no pets allowed inside the gated pool area. No animals are allowed in the pool at any time.
4. Dispose of all trash in proper containers or receptacles
5. Playground equipment is for the use of children 13 and under. Supervision by parent or legal guardian is required. The Association is not responsible for any injuries incurred by any child when using said equipment.
6. BBQ pits in use must be supervised at all times by an adult.
7. No open flame, fires, bonfires, flares or similar combustible material are allowed on common area grounds unless express permission is granted by the POA Board.

B. Swimming Pool and Pool Area

1. Persons using the pool and pool area may be asked by an Association Board Member to provide identification proving residency
2. Pool use restricted to property owners and their invited guests
3. Pool Hours: 9 AM - 9 PM April 1 through October 30
9 AM - 6 PM November 1 through March 31.
4. Swim at your own risk; no lifeguard on duty
5. Shower before entering pool. This helps maintain pool clarity.
6. Children 16 and under must be supervised by a parent or legal guardian
7. Babies and toddlers must wear swim diapers in the pool
8. Parent or guardian must remove feces from pool should accident occur
9. Appropriate swimwear attire must be worn while swimming
10. No running, horseplay, rough play or foul language in or around pool area
11. No diving
12. No glass containers in or around pool area
13. No eating, drinking, or smoking in the pool
14. Keep pool area free of debris
15. Leave furniture in the pool area – Do not remove
16. Loud or offensive music prohibited in pool and pool area
17. Profane language is prohibited in pool and pool area
18. Trespassers will be prosecuted

C. Clubhouse

1. A Reservation for the Clubhouse does not include exclusive use of the pool or pool area

2. The property owner reserving the Clubhouse assumes full responsibility for the conduct of their guests and must be in attendance at all times during the event for which the Clubhouse was reserved. The property owner assumes all liability for any damages including any damage caused by party décor.
3. A \$100.00 deposit is required to reserve the Clubhouse, additionally:
 - A completed application is required
 - Reservations are on a first come basis
 - The reservation is not considered confirmed until the application and deposit have been received 72 hours prior to event
4. The volume of all music must be kept to a minimum.
5. Fireworks or other exploding objects are prohibited unless express permission is granted by the POA Board.
6. Wet bathing suits are prohibited inside the Clubhouse.
7. Events may start at 9:30 AM. and must end by 9 PM. unless express permission has been granted by the POA Board.
8. Doors must remain closed while the air conditioning or heating unit is in use.
9. No event for which the Clubhouse is used may be advertised or publicized in any manner to solicit the attendance of the general public unless express permission has been granted by the POA Board
10. No birdseed, rice, confetti, glitter or similar items may be thrown inside the Clubhouse or anywhere on common area property.
11. Other than service animals, no pets are allowed in the Clubhouse..
12. Smoking is not permitted inside the Clubhouse.
13. The use of alcohol will be at the discretion of the member reserving the Clubhouse and must be controlled by that member. The POA is not liable for any or incidents or accidents. NO underage drinking allowed.
14. Cleanup is mandatory to receive refund of the deposit. The property owner reserving the clubhouse must:
 - Clean the Clubhouse and surrounding exterior area no later than 9:00 AM. the following morning
 - Provide their own cleaning supplies
 - Sweep or vacuum the Clubhouse
 - Return furniture and/or equipment to their original location
 - Remove decorations and all unused items from the clubhouse and refrigerator
15. Exercise Equipment – Residents Only:
 - Facility is unsupervised - use at your own risk. The Property Owners Association assumes no liability.
 - Children under 16 are not allowed to use the exercise equipment.
 - No food or glass containers allowed on equipment
 - No swimwear is allowed on equipment.

- Athletic type footwear required
- Do not abuse the equipment.
- Wipe off equipment after use

D. Boat Ramp

1. Do not block the area in front of the boat launch ramp lane.
2. Park in designated areas only
3. Do not block private driveways
4. Avoid parking in the street
5. Avoid parking on the street
6. All canals are a "NO WAKE" zone
7. No fishing from boat ramp area
8. No loud talking, no loud music, and no profane language
9. No alcohol consumption at the boat ramp area
10. Properly dispose of your trash. Do not dispose of dead fish or fish remnants/guts in the boat ramp area or canal
11. Person using the common area facilities may be asked by an Association Board Member to provide identification proving residency
12. Boat ramp use restricted to property owners and their invited guests. Subdivision stickers or windshield placards must be visible on vehicles parked at the boat ramp area. Property owners are responsible for their guest's vehicle displaying the placard when parked at the boat ramp.
13. Trespassers will be prosecuted

PROCEDURE

1. Property Association Owners with past due assessments will be notified via certified mail by the POA Board. If the balance, including late fees, accrued interest, costs of collections, and fines, is not paid in full within 30 days or a payment plan established, the Association Owner, including all family members and guests, will have the use of all Common Areas suspended. Association Owners who default on the payment plan agreement will have the use of all Common Areas suspended. Suspended Association Owners who continue to use the Common Areas after suspension will be considered trespassers and will be prosecuted.
2. Persons who fail or refuse to produce identification establishing proof of residency when asked by an Association Board Member will be asked to leave Association Common Areas. If the person refuses to leave the Common Area, the Sherriff's Office will be called and trespass charges will be filed.
3. Association Owners will be liable for costs for repairing or replacing any property they or their guests damage or destroy in any of the Common Areas. The Association Board will obtain

three bids then notify the Association Owner via certified mail the repair and/or replacement costs. The Association Owner will have 30 days to pay the repair and/or replacement cost in full, plus a \$75.00 fee for administrative expenses. If the balance, including the fee is not paid in full within the 30 days, the Association Owner, including all family members and guests, will have the use of all Common Areas suspended.

4. Association Owners and/or their guests in violation of Common Area policy, excluding the boat ramp, will receive a verbal warning from the Association Board. A second violation will result in a written warning. A third violation will result in a suspension of Common Areas use for a 30 day period. Suspended Association Owners, family members, or guests who continue to use Common Areas after suspension will be considered trespassers and will be prosecuted

5. Vehicles at the boat ramp with no Hide-A-Way sticker or placard will receive a written warning on the first violation. A second violation will result in the vehicle and trailer being towed at the owner's expense.

6. Any violation involving a significant and immediate risk of harm to others will result in an immediate temporary suspension of an Association Owner's right to use Common Areas. The Association Owner will remain suspended until the Association Board makes a final determination on the suspension action. . Suspended Association Owners, family members, or guests who continue to use Common Areas after suspension will be considered trespassers and will be prosecuted.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Common Areas Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official public Records of Real Property of Brazoria County, Texas.

TO CERTIFY which witness my hand this the 15th day of October, 2014.

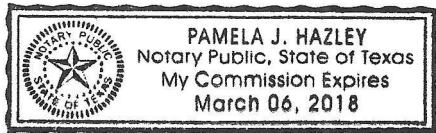
HIDE-A-WAY ON THE GULF PROPERTY OWNERS ASSOCIATION, INCORPORATED

By: Bill Hudgins
Bill Hudgins, President

THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned notary public, on the 15 day of October, 2014 personally appeared Bill Hudgins, President of Hide-A-Way on the Gulf Property Owners Association, Incorporated, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



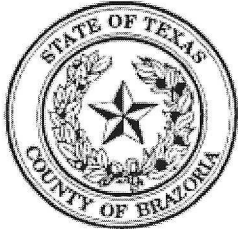
Pamela J Hazley
Notary Public in and for the State of Texas

FILED and RECORDED

Instrument Number: 2014044914

Filing and Recording Date: 10/16/2014 10:11:26 AM Pages: 7 Recording Fee: \$46.00

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



A handwritten signature in black ink that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-tamara