

**LAKE CONROE VILLAGE PROPERTY OWNERS' ASSOCIATION****RULES, REGULATIONS AND POLICY STATEMENT FOR  
PROPERTIES AND RESIDENTS IN LAKE CONROE VILLAGE  
SUBDIVISION**

THESE POLICIES ARE SUBJECT TO MODIFICATION AT ANY TIME

**INTRODUCTION:**

The following Rules, Regulations, and Policies (the "Rules") are promulgated by the Board of Directors (the "Board") of Lake Conroe Village Property Owners' Association (the "Association"), which is the property owners' association for owners of property in Lake Conroe Village, Section subdivision ("the Subdivision"), pursuant to the authority granted the Association in its current bylaws. This document is intended as a statement of the Board's policy regarding the interpretation and enforcement of the restrictive covenants (the "Deed Restrictions") applicable to the Subdivision, such Deed Restrictions being filed for record in the Official Public Records of Real Property of Montgomery County Texas under Clerk's file # 8935908 and any amendments thereto. This document also spells out the Board's rules and regulations regarding the use of the Subdivision's streets and other common properties.

**MAINTENANCE OF PROPERTY:****CLEANUP OF PROPERTY**

The Owner of record for each lot is ultimately responsible for normal maintenance, repair, cleanup, and removal of waste as set out in the Deed Restrictions which is due to willful or negligent acts, or the neglect of the Owner of a Lot, his family, guests, invitees or tenants.

The Board is authorized to hire someone to perform the extraordinary maintenance, repairs, cleanup, or removal.

The Board has absolute discretion to determine where and when such extraordinary maintenance, repair, cleanup or removal of waste is necessary. Extraordinary maintenance includes, but not limited to the following.

1. After thirty (30) days written notice to the owner, mowing of grass, lawn, or weed over eight (8) inches in height.
2. After thirty (30) days written notice to the owner, the skirting of mobile homes in accordance with the Restrictions.

**DWELLING and EXTERIOR:**

No Owner or other person may make structural alterations or do any exterior repainting or repair of, or addition to his residence without prior written approval of the plans and specifications by the Architectural Control Committee (the "ACC"). All storage buildings, decks, fences must be approved by the ACC. The approval or disapproval must be made within thirty (30) days. When applications are not submitted, the owner will be levied a fine of \$50.00 and will be required to have the structure removed.

**MOVING OF MOBILE HOMES:**

No manufactured home or mobile home may be moved into, out of, or within the subdivision without written consent of the ACC. The request must be accompanied by a non-refundable fee of \$500.00. The request for consent must be sent to the ACC seven (7) days prior to the day of move. The Board has the exclusive authority to waive this fee if circumstances warrant.

**MOTORIZED VEHICLES:**

No vehicles over two (2) tons are allowed in the Subdivision from 10:00 P.M. to 6:00 A.M. No dirt bikes, motor scooters, mopeds, four (4) wheelers, go-carts, golf carts, or any motor-driven vehicles are allowed to be driven in the Subdivision by unlicensed drivers. Motorbikes, which are equipped so as to be legal for operation within public streets, may be operated within the subdivision.

**PARKING:**

All vehicles must be parked on the Owner's property or in a driveway crossing the easement. Vehicles are not allowed to be parked overnight on any easement, street pavement, or within fifteen (15) feet of a fire hydrant. Any and all vehicles will be towed at the owner's expense. **NO EXCEPTIONS!** No unregistered or non-operational vehicles are allowed on the streets. (See TOW LAWS.)

**RENTAL PROPERTY:**

Owners are responsible for providing their renters/tenants with copies of the Deed Restrictions, bylaws, and Rules of the Subdivision. The renters/tenants must abide by the same rules as the Owner. The Owner is responsible for the actions of their renters/tenants.

**ANIMALS:**

No animals other than dogs and cats, which are household pets, are permitted. These pets are to be on leash and/or confined to the Owner's property at all times. Should animals be found outside the Owner's property, the Owner will be subject to a fine of \$25.00 for the first offense and said fine will increase by increments of \$25.00 with each occurrence.

ABSOLUTELY NO FARM ANIMALS (horses, goats, cows, chickens, etc.) ARE ALLOWED ON ANY PROPERTY FOR ANY REASON AT ANY TIME. A fine of \$100.00 per day will start the day the animal arrives and will continue to increase in increments of \$100.00 per day until the violation has been corrected. If an animal is removed and returns the fines continue from the date of the first offense.

**OFFENSIVE ACTIVITIES:**

No noxious, offensive or unlawful activity shall be carried on upon and lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

No basketball goal shall be placed within fifteen (15) feet of any street. They must be kept on the Owners' lots at all times.

**SIGNAGE:**

No billboards, signage, unsightly objects or advertising displays of any kind shall be installed, maintained or permitted to remain on any lot of the Subdivision. Owners will be given notice to remove them or they become subject to a fine of \$25.00 per day for every day the sign is observed.

**FIREARMS:**

Absolutely no hunting or discharging of firearms of any kind, including BB guns, pellet guns, sling shots or bow and arrows shall be permitted on any lot or within any part of the Subdivision.

**FIREWORKS:**

Absolutely no fireworks of any kind permitted in the Subdivision at anytime

**FIRES:**

Absolutely NO FIRES allowed in the Subdivision at anytime.

All Owners' renters/tenants are subject to fines levied by the Board for any or all violations stated above. Fines shall be established by resolution or policy of the Board.

All fees associated with rules, restrictions, and policies shall be due and payable within 30 days after imposition of such fees.

FILED FOR RECORD

06 SEP 22 PM 3: 23

*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify this instrument was filed in  
File Number Sequence on the date and at the time  
stamped herein by me and was duly RECORDED in  
the Official Public Records of Real Property at  
Montgomery County, Texas.

SEP 22 2006



*Mark Turnbull*  
County Clerk  
Montgomery County, Texas

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**CORPORATE SECRETARY'S CERTIFICATE**  
**LAKE CONROE VILLAGE**  
**PROPERTY OWNERS' ASSOCIATION**

The undersigned certifies that he/she is the duly appointed and acting Secretary of LAKE CONROE VILLAGE PROPERTY OWNERS' ASSOCIATION (the "Association"). The Association is the property owners' association for LAKE CONROE VILLAGE, SECTION ONE (1) SUBDIVISION, a subdivision in Montgomery County, Texas, according to the maps or plats thereof of record in Volume F, Page 6B, *et seq.*, of the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the Association's herein below-described dedicatory instruments are attached to this certificate as Exhibit "A":

- 1. Rules, Regulations and Policy Statement for Properties and Residents in Lake Conroe Village Subdivision.

Signed this 14 day of September, 2006.

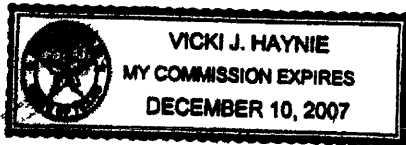
*Jyle Stockton*  
Secretary of LAKE CONROE VILLAGE  
PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Sworn to and subscribed to before me on the 14<sup>th</sup> day of September, 2006, by *Jyle Stockton*, Secretary of LAKE CONROE VILLAGE PROPERTY OWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

*Vicki J. Haynie*  
Notary Public in and for the State of Texas

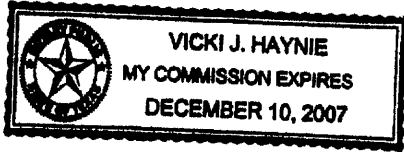


182-11-0567

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 14<sup>th</sup> day of September, 2006, by Sally Stockton, Secretary of LAKE CONROE VILLAGE PROPERTY OWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



Vicki J. Haynie  
Notary Public in and for the State of Texas

**AFTER RECORDING RETURN TO:**

LAKE CONROE VILLAGE PROPERTY  
OWNERS' ASSOCIATION  
c/o The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301