

EXHIBITS

DEDICATORY INSTRUMENT(S) ATTACHED HERETO

1. Street Parking Policy
2. April Sound Park Center Room Use Policy
3. Marina Parking Policy

AFTER RECORDING, RETURN TO:
April Sound Property Owners' Association
100 April Park Drive
Montgomery, Texas 77356

Street Parking Policy

Adopted January 22, 2013

All prior motions, procedures and policies regarding Street Parking Policy are hereby repealed and vacated and the following shall be the policy of the Board of Trustees regarding the Street Parking Policy.

In order to retain April Sound's manicured appearance, April Sound Boulevard is to remain clear of parked vehicles. Street parking of vehicles is allowed on other streets within April Sound except when the vehicle is identified as one of the following:

1. Traffic Hazard – blocks view of oncoming traffic.
2. Blocking an area – blocks a driveway, mailbox, fire hydrant, or walkway.
3. Party to double-sided street parking. Vehicles cannot be parked on both sides of the street. The parking of vehicles on both sides of the street will affect or may obstruct the passage of any type vehicle, including emergency vehicles, in a safe manner.
4. All vehicles shall be parked on the same side of street as traffic flow. No vehicle shall be parked facing oncoming vehicles.
5. Parked in the street when adequate space is available in the resident's driveway.

An attempt will be made to locate the owner of the vehicle, if possible, and advise him/her to move the vehicle immediately or it will be towed due to safety issues. If the owner cannot be located, refuses to move the vehicle and/or has been spoken to before on the matter of parking his vehicle in an unsafe manner, then the vehicle is towed at the owner's expense.

Parking on vacant lots, COA, and Reserves is not allowed except for the following:

1. Construction crew vehicles, as allowed in the deed restrictions.
2. Short-term parking when there is a function at a resident's home, there is limited parking space available, and overflow vehicles have to be accommodated.

Parking is prohibited on cul de sac islands and on street median strips.


Parking at April Sound Marina is subject to the Marina Parking Policy adopted November 6, 2012.

Consequences for violating the Street Parking Policy are defined in the Fine Policy and Schedule of Fines adopted July 17, 2012. Fines apply to individual vehicles and are based on the number of citations issued within a rolling 6 month period.

This is to certify that the foregoing policy was adopted by the Board of Trustees at a meeting of the Board, with a quorum being present, on January 22, 2013 and has not been modified, rescinded or revoked.

Date 22 JAN 2013

Secretary



APRIL SOUND PARK CENTER ROOM USE POLICY


All prior motions and procedures regarding the April Sound Park Center Room Use Policy are hereby repealed and vacated and the following shall be the policy of the Board of Trustees regarding the April Sound Park Center Room Use Policy.

1. Use of this facility will be scheduled through the POA staff.
2. Only residents and their accompanied guests shall use the April Park Center Room. Residents must remain at the room at all times.
3. The Park Center Room and Rest Rooms must be left clean. Return tables and chairs back to the storage closet after use. Vacuum carpet. Place bagged trash in receptacles outside back door (Do not use the recycle bins at front of the POA building). Clean counter tops. Supplies for cleaning may be found in cabinets. Please treat carpet stains as soon as possible.
4. No equipment or furniture shall be removed from building without permission from the POA Management.
5. No poster or other paper shall be pinned or taped to any wall.
6. No glitter or confetti allowed.
7. After business hours, room must be signed off on by both security and user and locked by security.
8. This is a **SMOKE** and **ALCOHOL free** facility.

If any problems arise, please call Security at 588-1442.

This Policy replaces and supersedes in all respects all prior policies and/or resolutions with respect to the April Sound Park Center Room Use Policy and is effective upon the recording of the Policy in the Real Property Records of Montgomery County, Texas, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing policy was adopted by the Board of Trustees at a meeting of the Board, with a quorum being present, on January 22, 2013, and has not been modified, rescinded or revoked.

Date: 22 JAN 2013 Secretary: 

Marina Parking Policy

Adopted November 06, 2012

All prior motions and procedures regarding the Marina Parking Policy are hereby repealed and vacated and the following shall be the policy of the Board of Directors regarding the Marina Parking Policy.

Definitions:

April Sound Resident – Person(s) who reside full time or part time within the gate of April Sound. For the purpose of Marina parking, this will include rental lease agreements of six (6) months or longer. All Resident vehicles must have a current April Sound decal properly displayed.

Social Member – All person(s) who do not live within April Sound but are members of the Country Club. Social members may use the boat launches but must park in designated parking areas and also display on their dash board the proper Marina parking permit.

Guest – Person(s) that are not a resident or social member. Short term renters are included in this category. These person(s) are invited in by property owners and are the responsibility of the property owners. Guest may use the boat launches but must park in designated parking areas and also must display on their dash board the proper Marina parking permit.

Designated Parking Area:

The parking lot for the April Sound Marina will have designated parking spaces. The first six parking spaces nearest the water will be reserved for Residents Only and will marked accordingly. All remaining designated parking spaces may be used by Residents (with decals), Social Members and Guests. Failure to park in the designated areas shall result in receiving a citation/fine and possible towing. Please do not park just trailers in the combo truck/trailer area or in the vehicle only section. There is a place for just trailer parking. All citations/fines will be issued to the property owner of the guest. All Property owners are responsible for their guest. The Marina Parking lot is a temporary parking lot intended for those using aquatic vehicles on the Lake and is not a storage lot. There is a 48 hour parking limit in this lot and towing will be enforced after 48 hrs.

Fines:

The Board of Trustees may levy fines against a Member for any violation of the by-laws, the deed restrictions, and/or the rules and policies currently in effect at the time of the violation by such:

- Member,
- Any occupant of the Members' property, or
- Invitee or guest of the member, whether or not such guest or invitee is registered with April Sound Security.

Fines may be levied in accordance with Article II, Section 4 of the by-laws and Texas State Property Code.

Procedures for appealing a fine, including the notice and hearing process are detailed in the by-laws.

The Association is not required to grant the Member the opportunity to cure a violation without imposition of a fine if the Member was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months.

This policy replaces and supersedes in all respects prior policies and/or resolutions with respect to Marina Parking and is effective upon the recording of the Policy in the Real Property Records of Montgomery County, Texas, to remain in force and effect until revoked, modified or amended.

1st Violation – \$50.00 citation/fine and a twenty-four hour (24) notice to move vehicle or it will be towed notification to be placed on vehicle.

2nd Violation - \$100.00 citation/fine and a twenty-four hour (24) notice to move vehicle or it will be towed notification to be placed on vehicle.

3rd Violation - \$150.00 citation/fine and a twenty-four hour (24) notice to move vehicle or it will be towed notification to be placed on vehicle.

4th Violation - \$200.00 citation/fine and a twenty-four hour (24) notice to move vehicle or it will be towed notification to be placed on vehicle.

Parking Permits:


Marina parking permits will be issued by Security at the entry gate. Security will issue these parking permits to Social members and Guest of resident. The Marina parking permits must be placed on the dash board in plain sight. The guest must then park in his/her designated parking area. The marina parking permit should have the following information on it: 1) Social Member or Guest last name, 2) Property owner's name, 3) The Date. Property owners do not need to have a parking permit but must have an up to date April Sound Decal. Any vehicle parked in the marina parking lot without an up to date decal runs the risk of being ticketed and towed.

Boat Launch:

No vessel over 26 feet should be launched from April Sound Marina launches. Our launches only support vessels up to 26 feet. Vessels over 26 feet run the risk of damaging their trailer or vessel, and or damage to the launches.

This is to certify that the foregoing policy was adopted by the Board of Directors at a meeting of the Board, with a quorum being present, on November 6, 2012, and has not been modified, rescinded or revoked.

Date 22 JAN 2013

Secretary 

FILED FOR RECORD

02/12/2013 2:34PM

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 Montgomery County, Texas.

02/12/2013



Mark Turnbull

County Clerk
Montgomery County, Texas