

LAKE POINTE

Owners' Association

Rules And Regulations



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Section 1

A. No unit in the project shall be used for other than SINGLE FAMILY residential purposes.

B. No more than (3) three persons may occupy any one bedroom or efficiency, and no more than (4) persons may occupy any two bedroom unit as their primary residence.

Section 2

A. No unit owner or occupant shall make structural alterations or modifications to their unit without prior written approval by the Association.

B. No owner or occupant shall make any alteration or modification involving plumbing, electricity and/or heating, ventilating or air conditioning without prior written approval of the Association.

Section 4

A. No improper, unlawful, or offensive activities shall be engaged in any unit or upon the Common Elements.

B. Children should be refrained from roaming the property or exhibiting loud and boisterous behavior after 10:00PM.

C. No owner shall store any explosive or flammable materials in his unit or upon the Common Elements.

D. Only gas or electric outdoor grills are to be used. Charcoal and charcoal lighters are prohibited. No grills are permitted on balconies due to fire hazard as well they must be at least 10 feet from any building or structure, per Montgomery County Fire Marshall.

E. No BB guns or other firearms shall be permitted.

F. Proof of appropriate insurance will be required for use of water beds in units.

Section 5

A. No signs or advertising devices shall be displayed from windows, including "FOR SALE" signs.

Section 6

A. No more than one (2) household pets may be kept upon the premises. Pets must be under 100 lbs.

B. No animals except dogs, cats, birds, or fish may be kept.

C. Pets are not permitted to run loose upon the Common Elements.

D. Owners will be responsible for "cleaning up" after their pet.

Section 7

A. The Common Elements shall not be used for storage of personal property, trash or refuse.

B. Common Elements shall not be used in any way for the drying, shaking, or airing of clothing.

C. Stairs, entrances, sidewalks, yards, driveways and parking areas shall not be obstructed in any way– nor shall unauthorized persons or pets play therein. (I.e. skates, skateboards, and bikes not permitted within these areas.)

Section 8

A. Each owner shall maintain their unit and any Limited Common Elements appurtenant thereto in a clean, safe and sanitary condition.

B. Each owner shall be responsible for their negligence or misuse of any of the Common Elements, and of their own facilities, which might result in damage to other units or the Common Elements.

Section 10

A. The Association or its Agent shall have access to each unit from time to time, during reasonable working hours, upon notice to owner, as may be necessary for the maintenance, repair or replacement of the Common Elements.

B. The Association or its Agent shall have access to each unit at all times, without notice, as may be necessary to make emergency repairs or prevent damage to the Common Elements.

C. Each owner shall furnish a duplicate key to the front entrance of each unit, and shall furnish a new duplicate key upon any change of locks thereto.

Section 12

A. Vehicles not in operating condition shall not be parked upon the premises of the Condominium Project. Violators may be towed.

B. Boat parking will be allowed in designated area near mail boxes for 72-hours or less for Lake Pointe Homeowners. Violators will be towed.

C. No parking space shall be converted for living, recreational, or business purposes, nor shall anything be stored in any parking space so as to prevent the parking of a vehicle therein.

D. Priority parking areas restricted. Violators will be towed.

Pool Rules

1. Pool hours will be from 8:00AM – 11:00PM, 7 days a week.

2. No children **under the age of 14** allowed in the pool without adult supervision. (No exceptions)

3. **No pets** are allowed in the pool area.

4. No glass containers allowed in pool area.

5. Only proper swimsuit attire permitted. (No cut-offs)

6. No swimming or diving from boat docks will be permitted.

7. No more than 4 guests per unit are permitted in the pool at any time.

8. THE RED 911 PHONE IS FOR EMERGENCY USE ONLY. PRESS BUTTON AND 911 IS AUTOMATICALLY DIALED.

Boat Slips

Each Owner shall bear the expense of maintenance and repair of such Owner's designated boat slip(s). Additionally, each Owner shall pay any slip fees charged by the San Jacinto River Authority and allocated to his respective slip.

Boats moored permanently at Lake Pointe must be on a lift. No permanently attached boat covers are permitted.

Swimming is not permitted in the boat slip area and of course, diving from the slips is dangerous and prohibited.

Lease Units

Owners leasing their unit to a tenant are required by our By-Laws to inform the Association's Property Manager of the name of their tenant so that these Rules and other matters can be brought to their attention. A copy of these Rules and Regulations shall be provided to tenants. Leases must be for a term of **no less than six (6) months** in duration.

Maintenance Requests

All maintenance requests should be directed to the Lake Pointe Owners Association's Property Manager.

