



Renters Rules

Certificate Relating to the Renters Rules for Biscayne Owners Association

STATE OF TEXAS }

COUNTY OF GALVESTON }

I, Mark De Santis, President of Biscayne Owners' Association, Inc., do hereby certify that the attached Renters Rules were unanimously approved by the Biscayne Owners' Association, Inc. Board of Directors on January 14, 2022.

The renters of any property within The Biscayne are subject to these Renters Rules and we require all property managers (individual owners or companies) for the rentals within The Biscayne to ensure renters receive a copy of the rules as part of their rental contract and in addition they should be displayed in each rental home. The Rental Rules for The Biscayne may be amended from time to time.

The Renters Rules are the official rules for renters within the Biscayne Owners Association to be recorded with the Official Public Records of Galveston County, Texas.

Executed this 20th day of January 14th to be effective immediately.

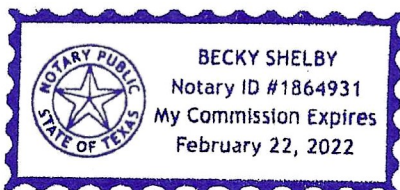
BISCAYNE OWNERS' ASSOCIATION, INC.

Mark De Santis, President

STATE OF TEXAS }

COUNTY OF GALVESTON }

This instrument was acknowledged before me on January 20, 2022 by Mark DeSantis, President of Biscayne Property Owners' Association, Inc.



Notary Public, State of Texas



Renters Rules

As homeowners in the Biscayne, we are proud of the community we have built here. With the input from homeowners here, our objective is to make everyone aware of our community standards along with any consequences of damage to our community. Many of them are obvious but we felt the need to reiterate. We would love for all renters who enjoy our neighborhood to be aware of the following requests:

1. The hours for quiet time in the Biscayne start at 12:00 AM. Please keep noise and music down after this time so that it doesn't disturb another property owner.
2. Due to the noise created, no running of gas generators inside or outside of homes or garages.
3. All pets must be on a leash while in public areas of the Biscayne.
4. Because of street congestion, renters must park vehicles on the property owner's private property and not on other's private property. Any damages to properties will result in charges for the repair of those damages. Towing will be enforced if parked on private property or the road is blocked or impassable.
5. As a reminder, the dunes are protected and are not to be entered from either beachside or interior property side. Please use crossovers only.
6. Illegal activity of any kind is not allowed. We know this goes without saying but, it does happen. This includes, but not limited to, illegal drug use, underaged drinking, discharging of firearms, vandalism, theft, or violence.
7. For everyone's safety, everyone driving a motorized vehicle in the Biscayne must have a valid driver's license. Please keep the speed limit to 20 mph.
8. Due to fire hazards, ariel fireworks are not allowed in the Biscayne.
9. For properties whose owners are not current with their HOA dues, their renters may not use the Biscayne common areas such as ponds, crossovers, etc.
10. Any renter that damages Biscayne property such as ponds, crossovers or the front gate or ruts private property shall be assessed the cost of repairs.
11. We ask that you and your guests respect private property. Some people live here fulltime and this is their home.
12. Profane language or images are not allowed to be displayed in the common areas of the Biscayne.
13. Because of our local wildlife, trash should be bagged and secured in the provided cans only. Please do not leave any trash outside of cans.

We hope that you enjoy the Biscayne and have fun here!

FILED AND RECORDED

Instrument Number: 2022005223

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 01/24/2022 4:05PM

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



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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