

ADOPTION OF RULES AND FINE SCHEDULE FOR PADRE ISLES SUBDIVISIONS

The PADRE ISLES PROPERTY OWNERS ASSOCIATION, INC. (the "Association") adopts the following rules and fine schedule as a dedicatory instrument pursuant to Chapter 202 of the Texas Property Code.

Section 1. Authority. In the Protective Covenants for each of the subdivisions identified on Exhibit A, the Association (identified as "Trustee" therein) is given explicit authority to "enforce observance or performance of the provisions of this instrument." In the Articles of Incorporation, Article 4, the Association is responsible for the "enforcement of any deed restrictions covering such property in accord with the terms thereof including the assessment and collection of maintenance fees and charges as provided thereunder." In the Bylaws, Section 2.06A, the Association's Board of Directors "shall have power to make rules for...the government of the Association as it may deem necessary and to alter and amend the same; to prescribe and enforce penalties for violations of the rules and bylaws of the Association; to assess and fix charges to be levied against the members of the Association subject to limitations and conditions contained in the Protective Covenants and Landowner's Agreements filed of record for the Subdivisions; and to exercise such other powers as may be necessary or proper to attain the objectives of the Association."

Section 2. Rules and Fines. The following rules and fines are adopted as charges to be assessed against owners for non-compliance with the Protective Covenants and rules after proper notice and opportunities to correct the infractions:

- (a) Trash and Rubbish. No lot shall be used as a dumping ground for rubbish or trash. \$50.00
- (b) Garbage Containers. Garbage shall be kept only in the sanitary City-provided containers. These containers will be put out no earlier than 7PM on the day before pickup and removed no later than midnight on pick-up day. N/A
- (c) High Grass and Weeds. No grass or weeds on occupied or vacant lots shall grow higher than twelve inches before being mowed. Weeds shall be removed from yards, whether grass, rock or concrete, on a regular basis. No weeds shall be allowed to grow under or around any parked vehicles or trailers. \$50.00
- (d) Tree Maintenance. All shrubbery, plantings, and trees shall be maintained by trimming or pruning as needed. Palm trees shall be trimmed at least annually to remove their brown fronds. \$50.00


Doc# 2016049533
Pages 6
11/28/2016 2:40PM
Official Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$35.00

- (e) Plastic, Fabric or Other Ground Cover Barriers. Rock and other yard materials over ground cover barriers must be regularly maintained by the addition of material and necessary repairs. The appearance of multiple or large sections of barrier showing through the rock or other cover materials is not allowed. \$50.00
- (f) Unused Items in Front of Residence. Front yard and driveway shall remain clear of any sports equipment, folding chairs, tables, bicycles and toys when not in use. Any grills used in the front yard should be removed and stored behind the fence or in the garage when grilling is finished and they can be safely removed and stored. \$50.00
- (g) Clothes Lines and Antennas. No clothes lines shall be erected on any property except in screened areas as permitted by the ACC. No antennas or wires from antennas shall be erected or maintained on any tract forward of the front building line on any property. \$50.00
- (h) Boat Docks. All boat docks and decks shall be maintained for safety and appearance. Any rotting or sagging boards shall be removed and replaced with new boards. \$50.00
- (i) Dumping in Canals. Nothing shall be thrown or dumped into the canals, including limbs, leaves, grass clippings, fish remains, pet waste or any other foreign matter. \$50.00
- (j) Curbs and Gutters. The curb and gutter area in front of each lot shall be kept free of weeds, sand, gravel and debris. \$50.00
- (k) Fences and Walls. All fences and walls shall be maintained for safety, security and appearance. Broken or missing boards shall be replaced. Repairing or rebuilding fences and walls shall follow the ACC standards and any changes require a permit from the ACC. \$50.00
- (l) Exterior Maintenance. Any painted surface shall be maintained in good condition. House trim, garage doors, windows and doors shall be painted as needed. Rust and mildew shall be removed as needed. \$50.00
- (m) Inoperable Vehicles/Trailers. No inoperable vehicle or trailer may be stored in the front yard or driveway of any lot. Any vehicle or trailer with an expired license shall be presumed to be inoperable. \$50.00
- (n) Construction Violations. Violations by contractors of the ACC's Policy and Procedures Guide and Construction Standards. \$50.00

- (o) Misuse of Common Areas. Violations involving unauthorized use of common areas such as parking violations on boat ramps, the unauthorized use of boat ramps, and the placement of structures, such as fences, benches, etc. on medians, end caps, or other common areas without the Board's written consent. \$50.00

EXECUTED this 22nd day of November, 2016.

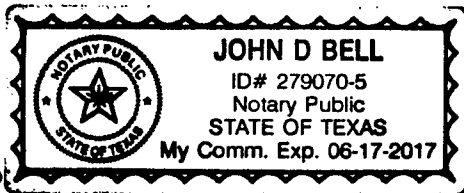
PADRE ISLES PROPERTY OWNERS
ASSOCIATION, INC.

By: 
Brent Moore, President

STATE OF TEXAS

COUNTY OF NUECES

This instrument was acknowledged on this 22nd day of November, 2016, by Brent Moore the President of Padre Isles Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Return to:
Padre Isles Property Owners Association, Inc.
c/o John D. Bell
Wood, Boykin & Wolter, P.C.
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401

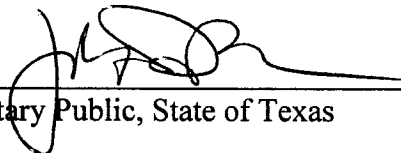

Notary Public, State of Texas

EXHIBIT A

<u>Subdivision Name</u>	<u>Covenants Filed of Record (Deed Records)</u>	<u>Map Filed of Record (Map Records)</u>
Section A	Volume 1258, Pages 215 et seq.	Volume 33, Pages 97 et seq.
Section B	Volume 1265, Pages 227 et seq.	Volume 34, Pages 15 et seq.
Section C	Volume 1323, Pages 487-94	Volume 34, Pages 133 et seq.
Section D	Volume 1335, Pages 285-92	Volume 35, Pages 24-25
Section E	Volume 1424, Pages 351-59	Volume 38, Pages 25-26
Barataria Bay Units 1 & 2	Volume 1292, Pages 114-21	Volume 34, Pages 60-63
Barataria Bay Unit 3	Volume 1300, Pages 426-33,	Volume 34, Pages 86-87
Barataria Bay Unit 4	Volume 1300, Pages 418-25	Volume 34, Pages 84-85
Barataria Bay Unit 5	Volume 1319, Pages 507-14	Volume 34, Pages 117-118
Cape Summer Unit 1	Volume 1386, Pages 1002 et seq.	Volume 36, Pages 25 et seq.
Cape Summer Unit 2	Volume 1386, Pages 1012 et seq.	Volume 36, Pages 34 et seq.
Commodore's Cove Unit One	Volume 1424, Pages 378-87	Volume 38, Pages 34-35
Commodore's Cove Unit Two	Volume 1424, Pages 388 et seq.	Volume 38, Pages 36-44
Coquina Bay	Volume 1424, Pages 407-16	Volume 38, Pages 47-54
Island Fairway Estates	Volume 1424, Pages 417 et seq.	Volume 38, Pages 55 et seq.
Island Fairway Estates	Volume 1517, Pages 100-110	Volume 40, Pages 154-59
Island Fairway Estates	Volume 1517, Pages 111 et seq.	Volume 40, Pages 181-82 Volume 40, Pages 183-84
Mariner's Cay	Volume 1292, Pages 106 et seq.	Volume 34, Pages 54-55
Mariner's Cay Unit 2	Volume 1424, Pages 398-406	Volume 38, Pages 45-46
Mariner's Cay Unit 2-A	Volume 1424, Pages 398-406	Volume 39, Pages 193-94

Point Tesoro Unit 1	Volume 1368, Pages 494-502	Volume 34, Pages 145-46
Point Tesoro Unit 2	Volume 1335, Pages 265-273	Volume 35, Pages 20-21
Point Tesoro Unit 3	Volume 1335, Pages 275-283	Volume 35, Pages 22-23
Point Tesoro Unit 4	Volume 1345, Pages 493-501	Volume 35, Pages 46-49
Point Tesoro Unit 5	Volume 1424, Pages 369-77	Volume 38, Pages 32-33
Ports O'Call	Volume 1424, Pages 427-36	Volume 38, Pages 62-68
Sea Pines Unit 1	Volume 1329, Pages 63 et seq.	Volume 34, Pages 149 et seq.
Section No. 1	Volume 1265, Pages 491-97 Volume 1280, Pages 354-59 Volume 1280, Pages 360 et seq. Volume 1384, Pages 528 et seq.	Volume 13, Pages 1-8 Volume 33, Pages 83-84 Volume 32, Pages 34 et seq. Volume 36, Pages 12 et seq.
Section No. 2 (Galleon Bay Unit 2)	Volume 1274, Pages 173-80 Volume 1491, Pages 803-10	Volume 33, Pages 80-82
Section No. 3 (Galleon Bay Unit 3)	Volume 1261, Pages 97-104	Volume 33, Pages 83-84
Section No. 3A (Galleon Bay Unit 3)	Volume 1424, Pages 349-50	Volume 38, Pages 22-23
Section No. 4 (Tradewinds)	Volume 1241, Pages 25-33	Volume 33, Pages 44-47
Tract B, Section No. 4 (Tradewinds)	Volume 1588, Pages 725-34	Volume 33, Pages 44-47
Lots 8 through 18, inclusive, Block 191, Section No. 4 (Tradewinds)	Volume 1580, Pages 512-21	Volume 42, Pages 4-5
Tract A, Section No. 4 (Tradewinds)	Volume 1856, Pages 357-365	Volume 33, Pages 44-47