


**CORPORATE CERTIFICATE  
POINT AQUARIUS PROPERTY OWNERS ASSOCIATION**

The undersigned certifies that he is the President of Point Aquarius Property Owners Association (the "Association"). The Association is the property owners' association for Point Aquarius and Summerchase Section One, subdivisions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the Point Aquarius Property Owners Association **Rules and Regulations of Community Center**.

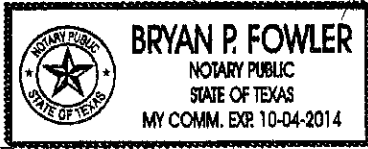
Signed this 12<sup>th</sup> day of September, 2013.

**POINT AQUARIUS PROPERTY OWNERS  
ASSOCIATION**

By:   
**BOBBY LIGHT, President**

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

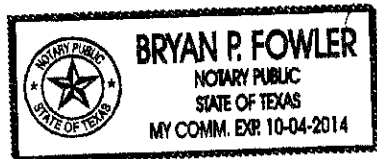
SWORN TO AND SUBSCRIBED BEFORE ME on the 12<sup>th</sup> day of September, 2013, by **BOBBY LIGHT**, President of **POINT AQUARIUS PROPERTY OWNERS ASSOCIATION**, a Texas non-profit corporation.



  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 12<sup>th</sup> day of September, 2013, by **BOBBY LIGHT**, President of **POINT AQUARIUS PROPERTY OWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



  
NOTARY PUBLIC, State of Texas

**AFTER RECORDING RETURN TO:**  
The Fowler Law Firm  
300 West Davis, Suite 510  
Conroe, Texas 77301

**POINT AQUARIUS PROPERTY OWNERS ASSOCIATION**  
**RULES AND REGULATIONS OF COMMUNITY CENTER**

**WHEREAS**, the property affected by these Rules and Regulations of Community Center is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas, as follows:

- *Section One* – Clerk's File No. 267859; *Section One (Amendment)* – Clerk's File No. 273735; *Section One (Amendment)* – Clerk's File No. 289514; *Section One (Amendment)* – Clerk's File No. 289517; *Section One (Amendment)* – Clerk's File No. 363418; *Section Two* – Clerk's File No. 267860; *Section Two (Amendment)* – Clerk's File No. 363419; *Section Three* – Clerk's File No. 274519; *Section Three (Amendment)* – Clerk's File No. 363420; *Replat of Section Five (Amendment and Restatement)* – Clerk's File No. 9147286; *Section Six* – Clerk's File No. 291427; *Section Six (Amendment)* – Clerk's File No. 363423; *Section Seven* – Clerk's File No. 8931385; *Section Seven (First Amendment)* – Clerk's File No. 8947594; *Section Seven (Second Amendment)* – Clerk's File No. 9019239; *Section Eight* – Clerk's File No. 9021168; *Section Nine* – Clerk's File No. 9021170; *Partial Replat of Section One* – Clerk's File No. 9125463; *Partial Replat of Reserve of Section One (First Amendment)* – Clerk's File No. 9131033; *Section Ten (Amended and Restated)* – Clerk's File No. 9149702; *Summerchase Section One (Corrected Declaration)* – Clerk's File No. 2006-047887; and

**WHEREAS**, pursuant to the authority vested in Point Aquarius Property Owners Association (the "Association") in the Declaration and bylaws of the Association, and as set out in the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") has determined that it is necessary to adopt rules and regulations in order to regulate the use and rental of the Association's Community Center located in the Point Aquarius Subdivisions (collectively the "Subdivision"); and

**WHEREAS**, TEXAS PROPERTY CODE Section 204.010 permits the Association, acting through its board of directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision, to implement written architectural control guidelines for its own use, and to exercise all other powers necessary and proper for the governance and operation of the Association; and

**WHEREAS**, the Association hereby finds it necessary and desirable, in order set out a clear, concise, and a uniform set of rules and regulations for the use and rental of the Association's Community Center;

**NOW, THEREFORE, BE IT RESOLVED** that the following conditions and

requirements are hereby established as the Association's Rules and Regulations of Community Center.

The Association owns the community center located on Pegasus (the "Clubhouse"). The Clubhouse is available for use by all Point Aquarius residents. Details can be obtained by calling the Point Aquarius Management Office, 936-856-4927, for more information.

The following rules are in effect for use of the POA Clubhouse:

- The resident renting the facility must be a "member in good standing" and must not have any outstanding deed restriction violations.
- Use of the Clubhouse for neighborhood groups (Garden Club, Bingo Crafts, etc.) is free. We request that the facility is left in the condition it is found, *i.e.*, clean and tidy.
- All garbage shall be disposed of in the trash cans provided. Please do not leave trash outside in plastic bags.
- For all events with non-resident guests, *i.e.*, birthday parties, wedding functions, business meetings, etc., there will be a \$200 non-refundable rental fee and a \$250 security deposit. If alcohol is served at the event, the security deposit shall be \$500. The security deposit will be refunded in two working days after the function, provided the clubhouse is in the same condition it was at rental.
- Checks and/or money orders shall be made payable to: Point Aquarius Property Owners Association.
- Maximum occupancy of the clubhouse is 150.
- There must be an adult in good standing, over the age of 21, present at all times.
- Alcoholic beverages are permissible.
- The Clubhouse is a smoke free facility and discarded cigarette/cigar butts shall be placed outside in the receptacles provided.
- Wet swimsuits may not be worn in the clubhouse; shoes are required for safety.
- Attaching of articles, such as posters, balloons, etc., to the walls and/or ceiling is **PROHIBITED**.
- No animals are allowed in the Clubhouse or on the outside premises.
- Barbeque pits and other outdoor cookers are permissible at the rear of the facility on the grassy area.
- Fishing and sporting equipment may not be brought into the Clubhouse.

- **WHEN YOU VACATE THE CLUBHOUSE, PLEASE ENSURE ALL DOORS ARE LOCKED!!!**

- Hours Clubhouse will be open:

Sunday - Thursday

10:00 a.m. - 10:00 p.m.

Friday - Saturday

10:00 a.m. - Midnight

These Rules and Regulations of Community Center are effective upon recordation in the Public Records of Montgomery County, Texas, and supersede any rules, regulations, and procedures which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by these Rules and Regulations, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Rules and Regulations of Community Center was adopted by the Board of Directors until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby adopts, approves and authorizes the above Rules and Regulations of Community Center.

Signed this 12<sup>th</sup> day of September, 2013.

**POINT AQUARIUS PROPERTY OWNERS  
ASSOCIATION**

By:

  
BOBBY LEE, President

**FILED FOR RECORD**

09/18/2013 2:28PM

*Mark Jumball*

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.

**09/18/2013**



*Mark Jumball*

County Clerk  
Montgomery County, Texas

These fines will be assessed in addition to the cost of repairs and /or replacement of damaged items and /or rule infractions. Fines shall be deducted from the security deposit and the property owner/renter of the Clubhouse will be notified.

1	Trash not in dumpsters provided	\$ 20.00
2	Food left in refrigerator	\$ 20.00
3	Kitchen not tidy	\$ 20.00
4	Kitchen oven not cleaned	\$ 20.00
5	Kitchen Refrigerator has not been cleaned	\$ 20.00
6	Tables/chairs not put away	\$ 25.00
7	Furniture not in original location	\$ 20.00
8	Decorative items damaged or removed (Furniture, Pictures, etc.)	\$ 100.00
9	Smoking material & litter outside Clubhouse	\$ 50.00
10	Door Key not returned / lost	\$ 50.00
11	Window blinds not closed	\$ 20.00
12	Party decorations not removed	\$ 20.00
13	Party decorations attached to walls/ceiling	\$ 100.00
14	Leaving lights on after the event	\$ 20.00
15	Thermostat not to be touched call office/guard for assistance	\$ 20.00
16	Damage to the exterior of building	\$ 100.00
17	Damage to appliance or bathroom fixtures	\$ 100.00
18	Damage caused by outdoor cooking	\$ 100.00
19	Serving alcohol without a \$500.00 Security deposit	\$ 250.00
20	Leaving the Clubhouse unlocked	\$ 20.00

These fines will be assessed in addition to the cost of repairs and/or replacement of damaged items and/or rule infractions. Fines shall be deducted from the security deposit and the property owner/renter of the Clubhouse will be notified.