

MEMORIAL POINT TOWNHOUSE ASSOCIATION

RESTRICTIONS AND RESPONSIBILITY

- I. **Memorial Point Property Owners Association Deed Restrictions:** Each member of the Townhouse Association is also a member of the Property Owners Association. The Deed Restrictions applicable to each lot is applied to each townhouse and land associated to the unit. Please be sure to adhere to all deed restrictions.

- II. **Townhouse Association Restrictions and Responsibilities:**
 - A. All exterior additions (landscape or building modifications) must be approved by the Townhouse owners architectural control committee.
 - B. Care for the common areas around your townhome as if it was your yard, (Because it is your yard)
 - C. Park in only those areas assigned to your townhouses. The association does not have areas that are not specifically assigned to individual townhouses. To park off the shoulder of the Street will require good judgment to not impede the exiting from the assigned spaces. Do not park on vacant lots as those are privately owned properties.
 - D. Park and moor your boats in areas designated. Use the cleats provided for mooring not ladders. Damage to association property could be the responsibility of the violating owner or guest.
 - E. Trailers, mobile homes, tents, or other buildings are NOT permitted to be attached to the property or to be used as a residence, temporarily or permanently. (MPPOA)
 - F. Obey the leash rules of Memorial Point and walk you dog in the open areas on the street side of your townhouse. DO NOT ALLOW your pet to run without restraint especially on the Lakeside. Please allow your pets to relieve themselves on the street side as the lakeside is for everyone and the waste poses a health hazard and nuisance to everyone.
 - G. Respect the NO WAKE buoys (5mph) in the V Cut or Key of the Townhouse bay. There is a fine of \$225.00 possible for anyone violating this rule imposed by the Texas Parks and Wildlife Service. In addition, swimmers are endangered by violators.
 - H. Due to the close proximity of the townhouses, loud noises in the yard, porch, or interiors (especially after 10PM) could be annoying to neighbors. Please remember that sound travels and magnifies over water. Having the Sherriff come to investigate is not being a considerate neighbor.
 - I. DO NOT use the fresh water to water the yard as water rights are purchased from TRA to water the grass areas with water from the Lake. The fresh water can be used to wash your personal vehicles.

- J. Guests are a vital part of Lake living. Please see that all your guests are aware of the community conduct rules. This would include any owner who may rent their unit. All violations of deed and covenants are the responsibility of the owner and member of the association.
- K. Gardens and Flower beds are a valuable asset to the beautification of the area. Be sure each unit that decides to have such amenities takes to the care to maintain the trimming and weeding of these areas. The association does not maintain individual gardens or flower beds and the maintenance of these areas not performed by the owner will be jobbed out to a professional landscaper who will bill the owner.
- L. Installation of decking and patios to extend the existing structures must be built with the architectural control guidelines published. The upkeep, maintenance and condition will be the responsibility of the townhouse owner.
- M. Any installation of shades or awning must meet the architectural control guidelines and the maintenance of these items are the responsibility of the townhouse owner.

III. Safety

- A. **NO Fireworks.** Fireworks are prohibited at the townhouse property. Please refrain from the use of fireworks in or around the townhouse project. The fire hazard is real. Any damage to association or private property will become the responsibility of the parties in violation.
- B. Barbecuing on porches and decks using charcoal or woods poses a fire hazard to you and your neighbors. Place grills at least 10feet from the townhouse and do not dump coals on the grass. Cost of replacement of damaged areas will be billed the townhouse owner. (Owners are responsible for renters)
- C. Flammable materials such as charcoal lighter fluids, gasoline or similar liquids should be in approved containers and stored in safe locations.
- D. Glass containers should not be used in the yard, bulkhead area and especially in the lake. To avoid breakage and possible personal injury. Please use plastic, cans or paper containers.
- E. For owners who do not live in their units full time should take special care when away to close down their units and protect them from possible damage in the owner's absence. Turn off the fresh water valve to your unit. Remember to turn off breakers that service water heaters, and appliances not to be in use. Special note to not use HVAC in your absence can cause sheetrock damage and mold. Please set you AC or Heat to a temperature that can keep your unit fresh and free from damage. (Warping of interior and Mold is not association responsibility.)
- F. Decks should be kept clear of items that are unsightly, cluttered, or that can be deemed a hazard. Please store and secure all items that can become projectiles during increase winds occurring in your absence.
- G. Have a special person assigned to check on your unit when you are away for extended periods. List with the association an emergency contact person to call if a problem is discovered at your unit or if the association needs access to protect the property from damage.