

**CountryPlace Master
Community Association, Inc**

Rules and Regulations

Carriage House and Common Areas

Revised September 2022

CountryPlace Master Community Association, Inc
Rules and Regulations
(Excluding Architecture Control Regulations)
September 21, 2022

A. General Rules:

When referring to CountryPlace in these Rules and Regulations, it is meant to include and apply to CountryPlace, Country Grove and all common areas and facilities in or under the control of CountryPlace Master Community.

Compliance with these rules and regulations by Qualified Occupants (“Residents”) and their guests is intended to enable everyone to safely enjoy the full benefits of CountryPlace. In addition to these Rules and Regulations, attention is directed to Article II of the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for CountryPlace and Country Grove (“CCR’s”).

1. To safeguard the use of our common facilities, anyone using the facilities of CPMCA must be a Resident or a guest of a Resident. Guests are welcome to CPMCA programs and facilities when accompanied by a Resident sponsor.
2. Residents must maintain the appearance of their property by keeping yards mowed, trees trimmed, flower beds attractive, driveways and sidewalks in good repair and power washed as needed, all in accordance with rules stated in the CCR’s. This applies to any part of the property visible from the street, golf course or lake.
3. Trash containers, green waste, or other trash shall not be placed in front of the residence prior to dusk the evening before collection and must be kept out of sight at other times. Trash containers must be returned to their place out of sight on the day of collection.
4. Children under the age of 14 years (“minor children”) must always be in the company of an adult resident.
5. Hours for contractors working in CountryPlace are:
Daylight savings time 7:30 AM to 7:00 PM
Standard time: 7:30 AM to 6:00 PM
No work by outside contractors, either interior or exterior, is allowed in CountryPlace on Sundays, except for situations requiring emergency repairs or emergency maintenance.

6. Fireworks and shooting of firearms are not permitted in CountryPlace.
7. Borrowing of CPMCA equipment for personal use by anyone is prohibited; including but not limited to, ladders, tables, chairs, dishes, or office equipment.
8. Resident Organizers of outside events which are advertised or promoted within CountryPlace to solicit participation by Residents of CountryPlace and Country Grove, including travel or off-site entertainment events, shall be responsible for obtaining from each Resident and their guest a written and signed release of liability for the benefit of CPMCA and its insurers.
9. The On-site Property Manager or Board of Directors must approve all repairs, revisions, additions and donations of furniture, fixtures and equipment received by CPMCA and the CPMCA Inventory must be changed accordingly.
10. Garage, yard and/or estate sales or auctions are prohibited. Online estate sales are allowed. (See resolutions of 2/17/2014 and 5/14/2018)

B. COUNTRYPLACE BUILDINGS, PAVILION AND COMMON AREAS:

1. General Rules:

a. CPMCA Office Hours:

Regular Hours: Monday through Saturday 8 AM to 10 PM
 Sunday 1 PM to 6 PM

Holidays: Open: Independence Day 1:30 PM to 10 PM

Closed: New Year's Day, Easter Sunday, Thanksgiving Day, Christmas Eve, and Christmas Day.

- b. Entry into the Carriage House is prohibited when the building is closed unless otherwise approved by the On-Site Property Manager or the President of CPMCA.
- c. Pets are not permitted in the Carriage House, except Service dogs identified as such. Homeowners with another Assistance Animal may request an accommodation and CPMCA Board of Directors will grant reasonable accommodation.
- d. Open fires are prohibited in any building. Contained fires such as food warmers are allowed during approved events only.
- e. Wet swimsuits and golf shoes with spikes are not permitted in the buildings. (this is to exclude restrooms next to the pool)
- f. Smoking and/or vaping is prohibited in all buildings.

- g. The library is for Residents only. Books and DVDs are checked out on the honor system. Return books and DVDs to the labeled box in the library.
2. The buildings and common areas of CountryPlace are exclusively for activities sponsored or approved by CPMCA and/or Pearland Golf Club at CountryPlace (CP Egret).
 3. CPMCA and CP Egret Board approved and sponsored events may use the Social Hall or Pavilion/Picnic area at a cost determined by the Board of CPMCA. Application, reservations, deposits, and fees will be handled at the office in the Carriage House.
 4. Use of rooms in CountryPlace buildings by Groups of 8 or more which are not regularly scheduled Events, Programs or Groups sponsored by CPMCA, or CP Egret must have prior approval and be scheduled for the time and use of the space assigned by the On-Site Property Manager. A written Rental Agreement is required for all such events, which shall set forth the applicable rules, fees, and charges for such use. Criteria for approval of all functions is that they directly affect the Residents of CountryPlace and add to the enhancement of the CountryPlace lifestyle.
 5. If more than 10% of the guests are not Residents ("Outside Event"), the Outside Event must be sponsored by a resident of CountryPlace and be approved by the On-Site Property Manager and CPMCA President in advance. An Outside Event must have a written Rental Agreement completed by the resident sponsor, who shall be responsible for compliance with the Rental Agreement and the payment of all associated costs. A Law Enforcement Officer is required for all Outside Events and the cost will be added to the rental agreement. Special privilege will not be awarded to any member of the Board of Directors for the use of these facilities.
 6. Other than for CPMCA and CP Egret sponsored functions, rental of the Social Hall is limited to use of:
 - a. the kitchen (refrigerator and microwave, but NOT the stove/oven or warming oven)
 - b. the rest rooms located inside the Social Hall
 - c. the tables and chairs

It does not include the swimming pool area, Pavilion or Picnic area or any of the recreation rooms inside the Carriage House. Cost of cleanup, based on an approved schedule determined in advance related to the size of the group must be included in the Rental Agreement.

7. RENTAL OF THE PAVILION / PICNIC AREA: Rental of the pavilion/picnic area must have advance approval of the On-Site Property Manager. A written Rental Agreement shall be required, and such use shall be limited to not more than 50 persons. USE OF THE PAVILION/PICNIC AREA **DOES NOT INCLUDE USE OF THE POOL**. After use, the renter is responsible to have the area restored to the arrangement in which it was found, and trash must be cleared from the area.
8. Common areas (walking paths, lake areas, open esplanades, lawns, etc.) are for the use of Residents and their guests, not exceeding 8 in number. Areas other than the Social Hall/Kitchen and Pavilion/Picnic area may not be reserved for exclusive use.
9. All pets must be kept on a leash when outside the home or fenced area of the home. All animal droppings must be cleaned up immediately by the person responsible for the animal.
10. **DO NOT FEED THE WILDLIFE.**
11. Planting on landscaped common grounds without the express approval of the CPMCA Board is prohibited.

C. Publicity, Advertising, Signs and Flags:

1. Advertising in newspapers, periodicals, flyers, handbills, or electronic media, other than CPMCA produced media, that promotes an activity or event sponsored by CPMCA to be held at CountryPlace is prohibited.
2. Signs:
 - a. Real estate and political signs may be displayed in accordance with Section 2.20 of the CCR's.
 - b. Events (including an open house) will be permitted one sign near the guard house or at the corner of Country Place Blvd. and North Peach Hollow, and one sign at the event.
 - c. Residents will be allowed one small sign that indicates the presence of a home security system and one small sign for decoration or with a religious or patriotic message consistent with Texas Property Code Chapter 202.
 - d. Other signs, billboards, advertisements, and etc. shall not be allowed on common areas, streets, or lawns. Appropriate seasonal decorations are allowed.
3. Flags may be displayed in accordance with the provisions of Section 202.012 of Texas Property Code Chapter 202 and consistent with CCR Section 2.20.
4. Bulletin boards in the Carriage House:

- a. The bulletin boards shall be used by CountryPlace and Country Grove residents for Events and Programs announcements and information approved by CPMCA in accordance with rules established by CPMCA.
 - b. Ads by Residents for the sale of personal items must be approved by the On-Site Property Manager prior to posting and must comply with rules established for posting.
 - c. No commercial advertising will be permitted on the bulletin board.
 - d. Signup sheets for events, programs and travel trips being promoted primarily as a CountryPlace activity may be posted on the Bulletin Board.
5. Realtor advertisements may be included as paid advertisements in the Monthly Newsletter but are-not allowed on the bulletin boards.
 6. The CPMCA Monthly Newsletter and Eblasts are for CountryPlace and Country Grove events, programs, and general information only. Content for any other purpose in the Newsletter will be charged the scheduled fee established for commercial advertising.
 7. Religious or political articles are not permitted in the newsletter or on the bulletin board.

D. SWIMMING POOL AND HOT TUB

1. **NO LIFEGUARD ON DUTY. ANYONE USING THE POOL OR HOT TUB DO SO AT THEIR OWN RISK!**
2. Adult hours are 5:00 AM to 11:00 PM. 7 days a week.
3. Pool hours for Minor Children are 11:00 AM until 7:00 PM on weekdays; Saturday 9:00 AM until 7:00 PM and Sunday 1:00 PM until 7:00 PM.
4. Minor Children must be accompanied by a Qualified Occupant resident.
5. Everyone must wear a pool tag on their person at all times.
6. Minor Children are not allowed in the hot tub.
7. Glass containers are not allowed in the pool area.
8. Inflatable devices shall not exceed 3 feet in any direction.

9. Animals are not allowed in the pool area, except Service Dogs designated as such and Emotional Support Animals.
10. Infants and anyone who is incontinent must wear leak proof swim pants or swim diapers. Changing of diapers and soiled diapers is not allowed in the pool area.
11. Guests must always be accompanied by a Resident to use the pool. All guests must be registered and obtain tags at the Carriage House office. The Qualified Occupant host will be charged \$5.00 per tag if not returned within 24 hours. Pool tags may be returned in the drop box at the pool exit. A maximum of eight (8) swimming guests are allowed per household.
12. No running within the enclosed fence area.
13. No diving, flipping, jumping, or diving after items thrown into the pool.
14. No smoking or vaping in the pool area.
15. No outdoor cooking in the pool area. The picnic/pavilion area may be used for cooking.
16. Swimmers shall not enter the Carriage House in wet swimsuits. (this is to exclude restrooms next to the pool)
17. Personal music devices are permitted but must be played at a volume level that is not intrusive on others at the pool. The music or programming must not be offensive to others at the pool.

E. Tennis and Pickleball Courts

1. Tennis and Pickleball Courts are to be kept locked at all times when not in use. A key to the courts can be obtained at the Carriage House office or at the guard station. It must be signed out and returned the same day.
2. All guests must be accompanied by a resident while using the courts.
3. Tennis shoes must be worn on the courts.
4. Play must be limited to three sets if others are waiting.
5. Minor Children must be accompanied by a resident.
6. Courts are open from 7:00 AM until 10:00 PM
7. Glass containers, animals, skates, or vehicles of any kind are not allowed in the fenced court area.

F. Exercise Rooms

1. Use of the Exercise Rooms are for Residents only.
2. EQUIPMENT IS USED AT YOUR OWN RISK. CPMCA SHALL NOT BE RESPONSIBLE FOR ANY INJURY THAT MAY RESULT FROM OR BE RELATED TO THE USE OF THE EQUIPMENT.
3. Proper attire must be worn at all times.
4. Floor exercises are not permitted in the exercise rooms.

G. Game Room. (2 pool tables, table tennis, and shuffleboard)

1. Neither food nor drinks may be taken into the game room.
2. Only Residents and their guests may use the pool tables. No Minor Children shall use the pool tables.
3. Minor Children may use the table tennis and shuffleboard when under the direct supervision of an adult.
4. Paddles and balls for table tennis can be obtained from the Carriage House office and must be returned when play is complete.

H. Golf Carts and Bicycles

1. A person must have a current valid driver's license to operate a golf cart in CountryPlace.
2. Golf carts shall not be parked in any space designated for parking automobiles. Bicycles have parking racks at several locations. Golf carts and bicycles shall not be operated or parked on the covered walkways around the Carriage House. There is a designated parking area for golf carts on the west end of the Carriage House near the pavilion.
3. Bicycles are prohibited on golf cart paths.

I. Parking

1. Tour busses are permitted to pick up or drop off Residents and their guests at the Carriage House. Extended parking is not allowed.

2. Cars may not be parked or left unattended directly in front of the Carriage House front door.
3. Except for handicapped parking, no car may be parked on the curved drive area in front of the Carriage House for more than 15 minutes during the hours 7:30 AM to 6:00 PM, Monday through Friday.
4. No vehicle may be left unattended on the service drive north of the Carriage House. This is a fire, loading and unloading zone only.
5. Cars should not be parked in such a manner as to block anyone's driveway or to block the sidewalk, which is a violation of local ordinances and Texas law.
6. Overnight parking of any vehicle or object on the streets of CountryPlace is prohibited. Overnight parking is defined as 1:00 AM to 6:00 AM
7. Vehicles may not be parked on lawns or any grassy area.
8. Parking lots around the Carriage House, golf club, and North Peach Hollow Circle are for resident and visitor parking. RVs may park in the overflow lot. Overnight parking in these areas is only by permit and is limited to 5 days. All permits and tags can be obtained at the Carriage House office. No vehicle, trailer, or other property may be placed in common areas and advertised FOR SALE. Unauthorized vehicles are subject to being towed away at the owner's expense.
9. Guests staying a week or longer must secure a visitor tag from the Carriage House office and display it on the dashboard.
10. Temporary Parking of R.V.'s, trailers, boats, and other recreational vehicles may not exceed 48 hours. All such vehicles must be parked in the owner's driveway and may not be parked on the grass or in a manner that violates Rules applicable to cars, including Rules 5, 6, 7 and 8 above.
11. No one may live in an RV that is parked in CPMCA common areas, resident's driveways, or in the RV lot.
12. A disabled vehicle will be subject to being towed away at the expense of the owner. This rule applies to all Resident or visitor vehicles. A disabled vehicle is any of the following:
 - a. Displays an expired registration sticker.
 - b. Is wrecked, dismantled, or partially dismantled; or,
 - c. Is inoperable or not used for more than 72 hours on public property or 30 days on private property.

J. Office Staff

1. Office equipment is for use by staff only. It is never to be removed or borrowed from the office.
2. Notary services performed by office staff are available free of charge to Residents.
3. Copies for activities can be made by staff only. There is no charge for CPMCA sponsored organizations. All others, e.g. WGA, MGA, Residents, etc. will pay 5 cents per page.

K. Operation of Vehicles in Country Place:

1. The posted speed limit is 30 mph and must be observed on all streets at all times.
2. All Residents must have a CountryPlace decal affixed at the top center of their windshield. Decals must be removed and turned in for a replacement whenever there is a change in vehicle ownership. The decal must be returned if the resident will no longer reside at CountryPlace.
3. Drivers should slow down when approaching the Guard Station at the entrance to CountryPlace so they do not strike or otherwise cause contact or damage to the control arm, and so that security officers can see the resident decal on the windshield.
4. Residents should notify the Guard Station when expecting non-resident guests, salesperson, or other non-resident visitors' between 10:00 PM and 6:00 AM.
5. All vehicle operators will be held liable for any damage to CountryPlace property or equipment due to their negligence or disregard of traffic rules and regulations.

L. Enforcement:

1. The CountryPlace Community Association Board of Directors has full authority for the interpretation and enforcement of all Rules and Regulations governing the use of its facilities and its common areas consistent with the CCR's and applicable ordinances and the Texas Property Code.
2. Violations of the Rules and Regulations, and the Architectural Control Guidelines will be enforced consistent with Section 2.09 of the Texas Property Code and all state and local laws applicable to such violation. Applicable fines for violations of

these Rules and Regulations may be imposed as set forth in the Fine Policy and Schedule of Fines.

LIABILITY DISCLAIMER:

CPMCA SHALL NOT IN ANY WAY BE DEEMED AN INSURER OR GUARANTOR OF SECURITY ON OR WITHIN THE COMMON AREAS OF COUNTRYPLACE, OR ANY INDIVIDUAL LOT THEREIN. NEITHER SHALL CPMCA BE LIABLE FOR ANY LOSS OR DAMAGE TO ANY PERSON, LOT, OR PROPERTY ON OR WITHIN THE LOT, OR TO ANY OTHER PROPERTY BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR THE INEFFECTIVENESS OF ANY SECURITY MEASURES UNDERTAKEN.

CPMCA MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE RELATIVE TO ANY FIRE PROTECTION SYSTEM, BURGLAR ALARM SYSTEM, ACCESS CONTROL SYSTEM, PATROL SERVICES, SURVEILLANCE EQUIPMENT, MONITORING DEVICES, OR OTHER SECURITY SYSTEMS RECOMMENDED OR INSTALLED OR ANY SECURITY MEASURE UNDERTAKEN WITHIN COUNTRYPLACE.

EACH OWNER AND/OR OCCUPANT, AND ANY TENANT, GUEST, OR INVITEE OF ANY OWNER OR OCCUPANT ASSUMES ALL RISK OF INJURY TO PERSONS, AND LOSS OR DAMAGE TO ANY PROPERTY WITHIN COUNTRYPLACE.

CPMCA SHALL NOT BE RESPONSIBLE FOR OR HAVE LIABILITY WITH RESPECT TO ANY OUTSIDE EVENT, NOT SPECIFICALLY SPONSORED BY CPMCA OR CP EGRET, PROMOTED TO RESIDENTS OF COUNTRYPLACE AND/OR COUNTRY GROVE IN WHICH RESIDENTS OF COUNTRYPLACE AND COUNTRY GROVE PARTICIPATE.

CPMCA MAKES NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE RELATIVE TO ANY PROGRAM OR EVENT SPONSORED AND/OR PROMOTED BY CPMCA OR CP EGRET.

CPMCA Rules & Regulations

Stephen Pritchard
Signature Rules & Regulations

STEPHEN PRITCHARD
Printed Name

Oct. 10, 2022
Date

Steph Cubacub-Iglesias
Notary Public

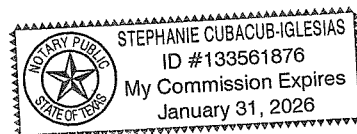
Stephanie Cubacub-Iglesias
Printed Name

10/10/2022
Date

TX
State

Brazoria
County

Seal:

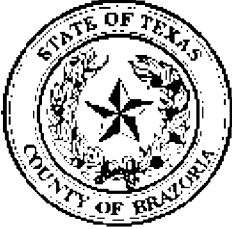


FILED and RECORDED

Instrument Number: 2022064620

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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