

SUMMERWOOD COMMUNITY ASSOCIATION, INC.
REGULATIONS REGARDING SHORT TERM LEASING

102

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the Summerwood Community Association, Inc., (the "Association"), is the governing entity for the Summerwood Community consisting of Summerwood Sections 1-12 and 14-34, 36-38, as well as Lake Forest Village Sections 1-3, all recorded in the Map Records of Harris County, Texas, under Clerk File No.'s R926702, R926704, R926708, S450962, 8398537, 8338448, U128614, U128610, U218023, U866024, V490644, U846109, W440862, V645128, V916767, W440330, X700438, X700440, X767924, X230343, X698621, 20100092692, 20060220324, 20080206447, 20060186192, 20070268377, 20070268397, Z448945, 20070109075, 20080437518, 20060116172, 20130168433, 20080235387, 20100301049, 20100301050, 20150035888, U259444, V542061 and X091225, along with any supplements, amendments, prior plats, or replats thereof; and

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WHEREAS, the Subdivision is governed by the Consolidated and Amended Declaration of Covenants and Restrictions for Summerwood, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. V677818, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, the initial Rules and Regulations of the Association are contained in Exhibit "C" to the Declaration, and Sections 2(S) and 4, of the Rules and Regulations, discuss acceptable leasing practices within the Subdivision; and

WHEREAS, Section 3.2 of the Declaration authorizes the Association's Board of Directors to expand the Rules and Regulations; and

WHEREAS, The Declaration restricts the Subdivision to use for single family residential purposes; and

WHEREAS, the Association, through its board of directors, is authorized to regulate the use of the Subdivision, pursuant to Texas Property Code, Section 204.010(a)(6); and

WHEREAS, the Association deems it necessary to preserve the use of the Subdivision for single family residential purposes only, deems short term rental leases and leasing less than the entire dwelling unit at a time, to be inconsistent with single family residential use, and deems it necessary to advise owners in advance that such practices are prohibited within the Subdivision and violate the Declaration and the Rules and Regulations;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association, through its board of directors, hereby adopts, establishes and imposes on the Subdivision, the following Regulations:

- 1.) **No Lot or Unit shall be leased unless the lease is for the entire Lot or Unit.** Leasing individual rooms or areas within the same Lot or Unit to different persons is prohibited as not being a single family use, and as not constituting an exclusive lease under the Rules and Regulations.
- 2.) **No Lot or Unit shall be leased for less than six (6) months at a time.** Leases with a term of less than 6 months are specifically prohibited by the Rules and Regulations, and are too temporary to be considered residential in nature. Additional factors establishing a residential purpose may be considered by the board in enforcing this provision.
- 3.) **No Lot or Unit shall be advertised on Airbnb.com or a similar site or advertisement source.** In any event, leasing advertisements for any Lot or Unit shall specifically state that the lease is for 6 months or longer.
- 4.) Owners are responsible for ensuring that their family, tenants, guests, and invitees comply with the Declaration, the Rules and Regulations and all other Dedicatory Instruments of the Association. The failure of a family member, tenant, guest, or invitee to comply will result in enforcement action against the Owner of the Lot or Unit associated with the family member, tenant, guest, or invitee.
- 5.) To enforce the provisions of this instrument, the Association shall have the right to undertake any action authorized by the Declaration and/or applicable law, including, but not limited to initiating legal action, the costs of which actions shall be billed and/or assessed to the homeowner and collected in the same manner as assessments.
- 6.) Violation of the foregoing are subject to the following fines, which shall be billed and/or assessed to the homeowner and collected in the same manner as assessments.

First Violation :	\$500 per occurrence
Second Violation:	\$750 per occurrence
Additional Violations:	\$1000 per occurrence

CERTIFICATION

“I, the undersigned, hereby certify that the foregoing resolution was approved by at least a majority of the Association Board of Directors, at a duly called board meeting properly noticed to members at which a quorum of the board was present.”

By: John W Bland

Print Name: John W Bland

Title: President

STATE OF TEXAS

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COUNTY OF HARRIS

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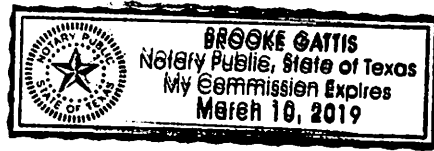
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BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity, on behalf of the Association and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 26 day of January, 2017.

Brooke Gattis
Notary Public, State of Texas

~~After recording return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024~~



Return filed document to:
C.I.A. Services, Inc. ✓✓
8811 FM 1960 Bypass Road
Suite 200
Humble TX 77338

INDEX 10' 5018
U.S. GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
BROOKS CAMP

FILED FOR RECORD

8:00:00 AM

Monday, February 06, 2017

Stan Stuart

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, February 06, 2017



Stan Stuart
COUNTY CLERK
HARRIS COUNTY, TEXAS