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GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION
GATE ACCESS, REMOTE ACCESS DEVICE ISSUANCE AND VEHICLE
REGISTRATION, POLICY AND PROCEDURES

WHEREAS, Article VII, Section 2 of the Declaration of Covenants, Conditions, and Restrictions for Grand Harbor, states the following:

"...The right of control of access through such entry way and gate by owners, their guests and invitees, shall be upon such terms as determined by the Property Owners Association."

WHEREAS, the Board of Directors of the Grand Harbor/Harbor Side Property Owners' Association (POA) adopts this Policy and Procedure for the purpose of establishing consistent procedures for members and non-members of the POA to access the Grand Harbor and Harbor Side communities providing controlled access and accountability. In addition, because the streets within the subdivision are maintained by POA members, individuals who do not live in the community should not be able to use the streets as a thoroughfare to points beyond the subdivision. Any attempts to breach the access control system should be treated as trespassing by the POA.

NOW THEREFORE, BE IT RESOLVED THAT, the following Policy and Procedures are hereby adopted by the Board of Directors:

GRAND HARBOR PROPERTY OWNERS' ASSOCIATION
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I. DEFINITIONS

- a. Egress out of subdivision is "free egress."
- b. Property or Properties - shall mean and refer to Grand Harbor and Harbor Side.
- c. Resident - shall mean and refer to every person or entity occupying a Residential Dwelling within the Properties.
- d. Property Owner - shall mean and refer to persons or entities who own unimproved property.
- e. Gate Access - shall mean and refer to a means of entrance to the property through Access Control personnel, key pad or Remote Gate Access.
- f. Remote Gate Access - is an optional amenity for entrance to the Grand Harbor and Harbor Side subdivision.



II. GATE ACCESS (Vehicles)

Remote Gate Controller Management/Issuance

Remote Frequency Identification Devices (RFID) or EZ Tags will allow a resident in the subdivision unrestricted access to gates. You must register your vehicle before you receive remote gate access. Due to RF interferences, vehicles with EZ Tags must use this as their primary controller device. Issuance of RFIDs and/or programming of existing EZ Tags is based upon the following:

1. Vehicle Owner who is a resident or property owner and has provided to the Property Owners Association (POA) the necessary documentation proving ownership of the vehicle and is a member in good standing with the POA. A valid photo ID, vehicle registration and proof of insurance with a Grand Harbor/Harbor Side address is required.
2. Vehicle of a Lessee of a property owner in the subdivision and has provided to the Property Owners Association (POA) a copy of the Lease Agreement. The POA member (property owner) must be a member in good standing with the POA. A valid photo ID, vehicle registration and proof of insurance is required.
3. Vehicle Operator is a licensed driver, who resides in the subdivision and a dependent of the homeowner in the subdivision. A valid photo ID, vehicle registration and proof of insurance is required.

III. Registration Forms

Residents must fill out a registration form which may be obtained on the Grand Harbor/Harbor Side website or at the POA office. Once a form is filled out, a property owner or resident must appear in person with the vehicle and required documentation at the POA office. If the POA member is NOT current on maintenance dues and/or fines, no RFIDs will be issued nor EZ Tags programmed without one of the following:

1. Paying all due balances, or
2. Making a payment towards the balance and establishing a payment plan.

IV. RFID cards

1. Residents must fill out a registration form which may be obtained on the Grand Harbor/Harbor Side website or at the POA office. Due to limited capacity of the gate system, RFID cards will be limited in number and may be purchased for a fee which includes the cost of RFID card and an administration fee. If the POA member is NOT current on maintenance dues and/or fines, no RFID card will be issued without one of the following:

- a. Paying all balances due the POA, or
 - b. Making a payment towards the balance and establishing a payment plan.
2. If a replacement card is issued, the prior RFID will be deleted from the database and will no longer be operational. The card is considered property of the Grand Harbor POA and should be returned when the resident no longer resides in the community.
3. Remote Gate Access is an amenity provided to the residents of Grand Harbor and Harbor Side, therefore; due to the limited storage space in the remote gate access system, property owners will be provided **one** Remote Gate Access devise of their choosing.

V. Invited Guests and Contractors

Invited guests and contractors are allowed access one of two ways.

1. For invited guests arriving during Access Control work hours, the homeowner may contact Access Control (AC) with their name and address, the name of the guest and expected time of arrival. If more than six guests are expected, the homeowner should submit a written list to Access Control (AC) noting the homeowner's name and address, the guest name and expected time of arrival. For contractors arriving during Access Control work hours, the homeowner may contact AC with their name, address, the business name of the contractor and expected time of arrival to the Access Control personnel.
2. For invited guests and contractors, members are encouraged to utilize the call boxes. Invited guests and contractors may contact them directly to provide entrances into the gates. The homeowner's local (non-toll) phone number will be programmed to the gate call boxes and the member be issued a three digit code. Guests and contractors may use the three digit code to call the resident from the call box and the resident may allow them entrance to the subdivision by pressing "9" on their phone. The homeowners may decide on an individual basis whether or not they wish their names to be displayed on the call boxes.

VI. Realtors and Prospective Buyers

1. Any real estate agent with a valid license may accompany a prospective buyer to show property in the subdivision. The real estate agent must submit a business card with the following information: their name, their phone number and their company or the name of the real estate brokerage company who holds their license. In addition, they must give the address of the property they are showing.

2. Prospective buyers may obtain a visitors pass on the weekends during the hours of 10 am to 4 pm at the main gate. The pass requires a valid Driver's License be held, is good for a period of one hour and must be returned to Access Control within the allotted time period and the license will be returned. Abuse of the pass system will result in an individual being denied future entry without being accompanied by a licensed real estate agent.

VII. Community Wide Open Houses

If a Board sanctioned committee plans a community wide event and the event would benefit from unrestricted access to the community, the chair of the committee must come before the Board for approval and address the following points:

1. How the event will benefit the members of the Property Owner's Association.
2. How the committee will address traffic disruption in the community.
3. How the event will be advertised, as the Board must approve all advertising for the event.
4. The committee must show there is adequate support from event participants to ensure its success.
5. Approval of the event will be at the Board's discretion.

VIII. Vehicle Registration

1. Grand Harbor/Harbor Side Stickers

New Grand Harbor/Harbor Side stickers will be issued on a periodic basis. The vehicle must be registered as proscribed above and the owner must bring the vehicle to the POA office to receive the sticker. A current sticker must be affixed to the vehicle to initialize an RFID or EZ Tag for access.

2. Golf Cart Stickers

Members living in Grand Harbor/Harbor Side who own a golf cart will be required to register their golf carts. Forms are available in the POA office or on the Grand Harbor/Harbor Side website. The forms must be presented to the POA office in order to receive a sticker for the cart.

APPROVED and ADOPTED by the Board of Directors on August 10, 2010.

GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION

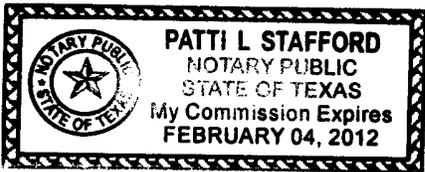
G. Tolar
Signature of Secretary

G. TOLAR
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

August THIS INSTRUMENT was acknowledged before me on this the 17th day of August, 2010, by the said Secretary of GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Patti L Stafford
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Return to Grand Harbor Property Owners
11301 Grand Harbor Blvd
Montgomery, TX 77356

ADDITIONAL DEDICATORY INSTRUMENTS
for
GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared G. TOLAR, who, being by me first duly sworn, states on oath the following:

"My name is G. TOLAR, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the Secretary of GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

GATE ACCESS, REMOTE ACCESS DEVICE ISSUANCE AND VEHICLE REGISTRATION, POLICY AND PROCEDURES

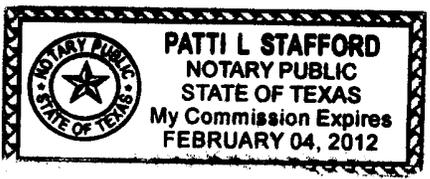
DATED this 17 day of AUGUST, 2010.

GRAND HARBOR/HARBOR SIDE PROPERTY OWNERS' ASSOCIATION

BY: G. Tolar
G. TOLAR, Secretary

SUBSCRIBED AND SWORN TO BEFORE ME by the said G. TOLAR, on this the 17th day of August, 2010.

Patti L Stafford
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED FOR RECORD

08/19/2010 9:39AM

Mark Turnbull

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.

08/19/2010



Mark Turnbull

County Clerk
Montgomery County, Texas