

CORPORATE SECRETARY'S CERTIFICATE
BELLAGO COMMUNITY IMPROVEMENT ASSOCIATION, INC.

The undersigned certifies that he is the duly appointed and acting Secretary of Bellago Community Improvement Association, Inc., (the "Association"). The Association is the property owners' association for BELLAGO, a townhome community in Montgomery County, Texas, according to the map or plat there of record in the Map Records of Montgomery County, Texas (the "Subdivision").

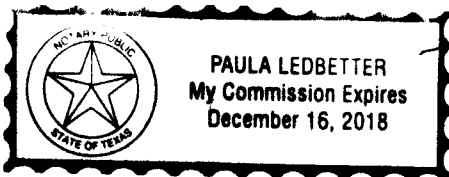
The Association is a Texas non-profit corporation, and a true and correct copy of the Association's current Rules and Regulations of the Bellago Community Improvement Association, Inc., is attached to this certificate as Exhibit "A".

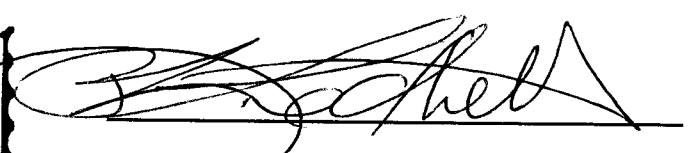
Signed this 20th day of FEBRUARY, 2015.


Secretary of BELLAGO COMMUNITY IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS '
 SALVESTON
COUNTY OF MONTGOMERY '

Sworn to and subscribed to before me on the 20th day of February, 2015, by Brooks BRADFORD, Secretary of BELLAGO COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
BELLAGO COMMUNITY IMPROVEMENT ASSOCIATION, INC.,
3500 W. DAVIS, SUITE 190
CONROE, TX 77304

BELLAGO COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Rules and Regulations

Section 1

- A. No unit shall be used for other than single family residential purposes as set forth in Article 4 of the Bellago Covenants and restrictions
- B. Guests are those persons who are not the immediate family members.

Section 2

- A. No unit owner or occupant shall make structural alterations or modifications to their unit or make modifications involving plumbing, electricity, and/or heating, ventilating or air conditioning without prior written approval from the A.C.C. (Association Architectural Committee.)
- B. Modifications must comply with requirements and set forth in the Bellago Covenants and Restrictions Section 4

Section 3

- A. No noxious, improper, unlawful, or offensive activities shall be engaged in any unit or upon the common elements nor shall anything be done thereon which may become an annoyance to the adjoining units or neighborhood.
- B. Uncontrolled barking of dogs or loud music is considered a nuisance.
- C. The shooting of fireworks is expressly forbidden on the Bellago property.
- D. Children should be refrained from roaming the property or exhibiting loud and boisterous behavior after 10 P.M.
- E. No owner shall store more than 5 gallons of flammable materials in their unit or upon the common elements.
- F. Only gas or electric grills are permitted on decks. Charcoal grills are permitted in unit drive areas **only**.
- G. The use of wood burning pits or other devices are prohibited on decks or balconies

Section 4

- A. No more than two household pets (weighing no more than 80lbs aggregate) may be kept upon the premises or in any unit,
- B. No animals except dogs, cats, birds, or fish may be kept.
- C. Pets are not permitted to run loose in any common areas except dog recreation area.
(Owners are responsible for "cleaning up" after their pet) Pets must be on a physical leash at all times when on common property.

Section 5

- A. The common elements shall not be used for the storage of personal property, trash, or refuse.
- B. The dumpster is to be used primarily for household garbage it is not a dumpsite for large furniture, construction and landscape materials (including Christmas trees) Cardboard boxes are to be collapsed and folded before disposing them in the dumpster. *(Please help keep the area clean by picking up any items that may fall to the ground when disposing of garbage)*
- C. The driveway and overflow parking area shall not be obstructed in any way.
- D. Parking of vehicles is limited to the unit's driveway length. Any additional vehicles must park alongside fence or in overflow parking area. No parking is allowed on main drive in front of units whether vehicle is parked parallel to, or perpendicular to units.
- E. Parking is prohibited in marked fire lane or other areas designated as no parking.
- F. Speed limit is marked 8 mph along entire drive area.
- G. Entering and exiting traffic must keep right when navigating the center island where mailboxes are located.
- H. Utility trailers, boats and trailers, jet skis and trailers are permitted for a maximum of 7 days on property.
- I. Vehicles not in operating condition and/or not bearing current registration shall not be parked upon the premises of Bellago.

Section 6

- A. Each owner shall maintain their unit and any limited common elements thereto, in a clean, safe and sanitary condition.
- B. Each owner shall be responsible for their negligence or misuse or, that of their guests to any of the common elements, and of their own facilities, which might result in damage to other units or the common elements.
- C. No hot tubs/spas are permitted on decks or balconies of any lakefront units.
- D. Extended deck area is limited to outdoor furniture and accompanying umbrellas only. No cooking devices, ice chest, storage cabinets or other items are allowed to be stored.

Pool Rules

- A. Pool hours are from 8:00 am to 10:00 p.m. 7 days a week.
- B. Guests must either be accompanied by the owner or the owner must be on the property. *(Please limit number of guests to 6)*
- C. No one under the age of 14 is permitted in the pool without an accompanying adult.
- D. The pool can be reserved for a maximum of 2 hours. Reservations are to be made by contacting the management company. (Pool area must be cleaned and trash emptied after use)
- E. No consumption of food in pool and absolutely no glass allowed in or around pool area.
- F. All posted pool rules must be followed.
- G. Absolutely no pets allowed in pool.
- H. No diving from side of pool or climbing on rocks is allowed.

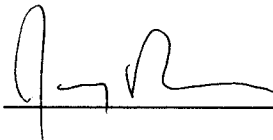
Docks and Boat Slips

- A. Each owner shall bear the expense of any damage caused to the dock or any slip whether by them or their guests.
- B. Each owner shall pay any slip fee charged by the San Jacinto River Authority allocated to their respective slip.
- C. Boats moored permanently must be on a lift
- D. Jet skis are limited to the interior of slip area only. No dock side lifts are allowed. If an owner desires an additional slip they must contact the builder to make arrangements.
- E. Lifts and covers are the responsibility of the owner and must be maintained in good condition. Covers are to be the same in color as existing approved covers. (green)
- F. Guests using the dock and slip area for recreation (fishing, etc) must either be accompanied by the owner or, the owner must be on property. (*Refer to definition of "guest" in section 1*) The owner is responsible for the actions of their guests.

Lease Units

- A. Owners leasing their units to a tenant are required to inform the management company of the name of their tenant so the rules and other matters can be brought to their attention. A copy of the rules and regulations shall be provided to tenants.
- B. Leases must be for a term of no less that (12) months in duration. A copy of lease shall be provided to the management company upon execution of said lease prior to tenant occupancy.
- C. VRBO (Vacation rental by owner) are not permitted.

These rules and regulations have been duly promulgated herein and, in the Bellago Covenants and Restrictions. Violations are subject to assessed fines in accordance with the adopted Fine and Fee Schedule of Bellago H.O.A.




GARY RAPSILVER, PRESIDENT

BELLAGO COMMUNITY IMPROVEMENT
ASSOCIATION, INC.

FILED FOR RECORD

03/04/2015 2:24PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

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.

03/04/2015



County Clerk
Montgomery County, Texas