

RESOLUTION 11/17
PELICAN COVE CANAL OWNER'S ASSOCIATION

BUILDING AND CONSTRUCTION STANDARDS REGARDING FENCES ON
LOTS AT THE CANAL ENDS

WHEREAS, Article 3.22 of The First Amended and Restated Declaration of Covenants and Restrictions pertaining to Pelican Cove subdivision addresses Improvement Standards for Fences, Walls, Hedges or Utility Meters and

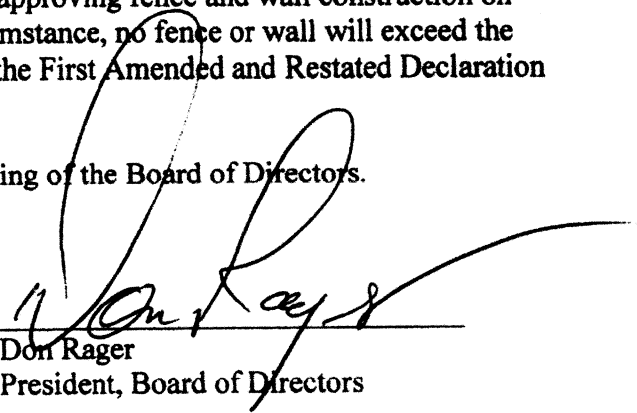
WHEREAS, the Association recognizes that properties at the end of Canals may have special fencing circumstances for privacy and security, and

WHEREAS, the Board of Directors of the Pelican Cove Canal Owner's Association wishes to address those special circumstances:

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
PELICAN COVE CANAL OWNER'S ASSOCIATION:**

The Association's Architectural Control Committee will, on a case by case basis, consider these special circumstances for privacy and security when approving fence and wall construction on Canal end lots. However, no matter the special circumstance, no fence or wall will exceed the six (6') maximum height as stated in Article 3.22 of the First Amended and Restated Declaration of Covenants and Restrictions.

Approved on 03 June, 2017 at a Regular Board Meeting of the Board of Directors.



Don Rager
President, Board of Directors



Mary Steed
Secretary, Board of Directors

RESOLUTION 12|17
PELICAN COVE CANAL OWNER'S ASSOCIATION

POLICY ON SHORT TERM RENTALS

WHEREAS, Article 3.1 of The First Amended and Restated Declaration of Covenants and Restrictions pertaining to Pelican Cove subdivision states that usage of lots is for single family residential purposes only, and

WHEREAS, the City of Aransas Pass Zoning Map places Pelican Cove lots in zone R-7A which permits One Family Dwelling - Detached, and

WHEREAS, the Aransas Pass City Code of Ordinances defines a Permanent resident as "any occupant who has or shall have the right to occupancy of any room or rooms or sleeping space or facility in a hotel for at least thirty (30) consecutive days", and

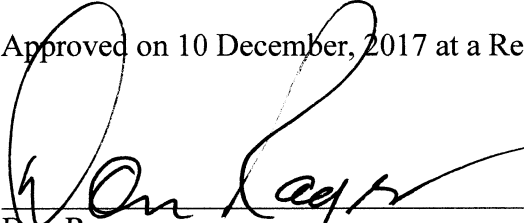
WHEREAS, Pelican Cove Canal Owners Association successfully litigated in the District Court of San Patricio County, Texas, 16th Judicial District, and obtained permanent injunction on short term rentals at a specific property in Pelican Cove, and

WHEREAS, the Board of Directors of the Pelican Cove Canal Owner's Association wishes to clarify its position on short term rentals:

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PELICAN COVE CANAL OWNER'S ASSOCIATION:

1. Property owners may lease their property for a period not less than 30 consecutive days;
2. Property owners may lease their property for no more than 6 periods in any calendar year;
3. Property owners shall only use contracts styled "Lease Agreement" when renting or leasing their property;
4. Each lease of the property shall be for single family residential purposes only as this term is defined by Texas Supreme Court, to wit: "a household, including parents, children, and servants, and as the case may be borders and lodgers";
5. Only consecutive leases shall be permitted without any overlapping or concurrent leases;
6. The property shall be advertised as "minimum rental required"; and
7. Copies of rental contracts shall be supplied to the Pelican Cove Canal Owner's Association office no later than 15 days after execution.

Approved on 10 December, 2017 at a Regular Board Meeting of the Board of Directors.



Don Rager
President, Board of Directors



Mary Steed
Secretary, Board of Directors