

Rules and Regulations

Adopted March 9, 2024

Pursuant to Article VIII, Section 4 of the Southwood Shores Property Owner Association Bylaws, the following Rules and Regulations have been formulated by the Southwood Shores POA Board of Directors for the protection and general welfare of the community. These rules supplement the contents of the Restrictions of the Association filed with Henderson County on May 20, 1992.

These Rules and Regulations become effective March 9, 2024.

1: Owners and occupants in Southwood Shores shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using, playing, or permitting to be used or played musical instruments, radios, phonographs, televisions, amplifiers and any other instruments or devices in such manners as may unreasonably disturb owners, tenants, or occupants of other properties in the community after 9:00 PM. Fireworks are prohibited after 11:00 PM each night with the exception of December 31st. New Year's Eve fireworks must be completed by 1:00 AM. See City of Payne Springs Ordinances Chapter 7 Section 6-02 and 2006-2

2: All property in Southwood Shores shall always be kept in a neat orderly manner and good structural maintenance and repair. There should not be clutter in the front yard of any residence nor on any vacant lot. All items that are not usual yard décor should be kept in an area out of the sight of passing vehicles. It is the responsibility of the property owner to ensure compliance even during construction on the property. Grass and weeds should not exceed 12 inches in height on any residential lot. If Board action becomes necessary to comply with this grass and weeds requirement, a minimum fee of \$50.00 or the cost incurred to comply, whichever is greater, will be assessed and the task accomplished. See City of Payne Springs Ordinances Chapter 7 Section 11-00

3: Pursuant to our Restrictions, no trailer homes or non-conforming structures are allowed in Southwood Shores. Campers, travel trailers and recreational vehicles may be stored on an owner's property but may not be used as a residence or set up in any way for permanent or temporary use.

4: Owners of abandoned or vacant structures shall be responsible for maintaining the structure in a condition that would be acceptable for immediate habitation. The exterior and the surrounding lot shall be maintained during the vacancy. Boat docks are considered part of the owner's property and shall be properly maintained.

5: Pursuant to our Deed Restrictions and Payne Springs City Ordinance No. II, all lots in Southwood Shores will be used solely for residential purposes except lots specifically designated for commercial or business purposes.

6: No property shall be used for storage or parking of tractor trailers, or any other type of equipment used for business purposes. No metal storage (shipping) containers are allowed in Southwood Shores. There will be exceptions made for those in place prior to March 2, 2024. These properties may be grandfathered. If they become compliant, they shall remain compliant and if the property is sold, they shall be made compliant at that time.

7: Per our Southwood Shores Deed Restrictions dated 5-20-1992, all lots in Southwood Shores are to be used for cabin or residential purposes and units built shall have a minimum of 550 square feet of living space. Outbuildings can only be built on lots with residences and no metal storage buildings

shall be constructed on vacant lots. Those lots not in compliance as of March 2, 2024, may be grandfathered.

8: Each occupied residence must have running water, sewer or septic and must have a contracted trash pickup service. Outdoor burning is permitted subject to a burning ban being active in the county. Outdoor burning should only be for materials as allowed by the Henderson County Fire Marshall. All other trash should be disposed of via the contracted trash service. Under no circumstances should any trash be thrown into Cedar Creek Lake.

9: Any vehicle on property in Southwood Shores should have a current inspection and a current registration. Stored vehicles should be covered at all times if visible from the street as required by the City of Payne Springs Ordinance Chapter 7 Section 2-00

10: For safety reasons, only licensed drivers shall be allowed to drive golf carts in Southwood Shores. At no time shall go-karts, minibikes or similar vehicles be driven on the streets in our area. Speed limits and other safety measures should be adhered to at all times. See City of Payne Springs Ordinance 2006-5.

11: Keeping typical domestic pets is permitted. All animals should be vaccinated and be under the control of the owner. The board shall have the right to order any person with a pet that is a danger to others and is not controlled by the owner to be removed from Southwood Shores.

- a. Dogs are to be walked on leashes. Owners must clean up immediately after their pets and dispose of the bagged waste in appropriate containers.
- b. Any dog running loose without identification shall be considered a stray pet when it is off the property of its owner and not under restraint by means of a leash.
- c. Other Animals - Livestock including but not limited to cows, pigs, sheep, roosters, chicks, or chickens are not allowed in Southwood Shores.

12: Swimming pools on residential property in Southwood Shores, both above ground and in-ground shall be chemically maintained to prevent algae growth or mosquito infestation. All pools are to be enclosed by a minimum 4-foot-high barrier as required by Texas law and must have a self-locking or locked gate. See City of Payne Springs Ordinance 2023-04

13: Residents should use good judgement when installing fencing around their property. Chain-link fencing, wood stockade or wrought iron fence is preferred and should be installed in a way to enhance the property. Other metal, sheet metal or barbed wire shall not be used in Southwood Shores. See City of Payne Springs Ordinance 2023-04

14: Leasing or renting property (longer than 30 days)

Owners of property in Southwood Shores need to be aware of the following:

- a. You are required to acknowledge in writing your tenant or lessee has received a copy of the Bylaws, Restrictions and the Rules and Regulations of Southwood Shores Property Owner's Association.
- b. A copy of the rental information form on the Southwood Shores POA website must be submitted to the Board Secretary at least 10 days before the property is occupied.
- c. No more than three unrelated persons shall occupy a home at any time.