

**PINE HARBOR OWNERS ASSOCIATION
SUBDIVISION RULES, REGULATIONS & RESTRICTIONS
FOR ALL SECTIONS A – J**

Please mark your vote on the Ballot sheet mailed to you and place in the envelope provided. You can mail your **ballot in**, drop it off at the office(door slot) or bring it to the annual meeting. All changes purposed below are in **bold** and underlined.

Only those that are completely caught up on their dues(past four years) prior to the annual meeting are eligible to vote.

Item 1

Third Paragraph section 2

(Currently Reads)

All other lots hereunder are restricted to use for single-family residential purposes only, and no building shall be erected or maintained thereon other than a private residence, a tool storage building, a private garage and a private boathouse for the sole use of the purchaser of such lot. There shall be permitted, on any lot, a private residential structure if used in conjunction with a mobile home, a travel trailer or a motor home.

Third Paragraph section 2

(Proposed Changes)

All other lots hereunder are restricted to use for single-family residential purposes only, and no building shall be erected or maintained thereon other than a private residence, a tool storage building, a private garage and a private boathouse for the sole use of the purchaser of such lot. There shall be permitted, on any lot, a private residential structure if used in conjunction with a mobile home, a travel trailer or a motor home. **The travel trailer or motor home shall have current tags to the state it is registered in and able to pass inspection in the state of Texas.**

Item 2

(Currently Reads)

Section 8

Subject to the remaining provisions of this paragraph, no outbuilding other than a private boathouse, garage, or storage building of size hereinbefore provided shall be erected on any lot, and no outbuilding, boathouse, garage or storage building erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot. Camping shall be permitted on all lots and shall be limited to use of campers, travel trailers, motor homes, tents, and other camping shelter, which shall be of good appearance and in good repair and approved in writing by the Architectural Control Committee. Tents and similar types of temporary camping equipment cannot be left on a lot unattended for more than 24 consecutive hours. Mobile homes may be placed and used on all lots. Mobile homes must be approved, in writing, by the Architectural Control Committee. No mobile home may be occupied prior to the installation of an approved septic tank or other approved sewage disposal system. A septic tank system may be constructed only if it complies with the requirements of the Health Department of the State of Texas and of the local authorities having jurisdiction. The purchaser of each lot shall keep same clean and free of weeds and debris such as will be in keeping with the other property and the community at any particular time. Upon failure to do this, the undersigned or its successors or assigns may have the lot cleaned and the cost or expense thereof shall be payable by the lot purchaser to the undersigned or its successors or assigns. This cost and expense shall be secured by a lien on the lot so involved upon the undersigned, its successors or assigns recording with the County Clerk, Marion County, Texas, its certificate to such effect and certifying to the amount of such cost and expense.

(Proposed Changes)

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Subject to the remaining provisions of this paragraph, no outbuilding other than a private boathouse, garage, or storage building of size hereinbefore provided shall be erected on any lot, and no outbuilding, boathouse, garage or storage building erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot. Camping shall be permitted on all lots and shall be limited to use of campers, travel trailers, motor homes, tents, and other camping shelter, which shall be of good appearance and in good repair and approved in writing by the Architectural Control Committee. Tents and similar types of temporary camping equipment cannot be left on a lot unattended for more than 24 consecutive hours. Mobile homes may be placed and used on all lots. Mobile homes **shall be of good appearance and in good repair and** must be approved, in writing, by the Architectural Control Committee. No mobile home may be occupied prior to the installation of an approved septic tank or other approved sewage disposal system. A septic tank system may be constructed only if it complies with the requirements of the Health Department of the State of Texas and of the local authorities having jurisdiction. The purchaser of each lot shall keep same clean and free of weeds and debris such as will be in keeping with the other property and the community at any particular time. Upon failure to do this, the undersigned or its successors or assigns may have the lot cleaned and the cost or expense thereof shall be payable by the lot purchaser to the undersigned or its successors or assigns. This cost and expense shall be secured by a lien on the lot so involved upon the undersigned, its successors or assigns recording with the County Clerk, Marion County, Texas, its certificate to such effect and certifying to the amount of such cost and expense.

Item 3

(Currently Reads)

Section 10.

No outside toilet or privy shall be erected or maintained on any lot. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform to the requirements of the Health Department of the State of Texas and the local authorities having jurisdiction. Neither sewage nor effluent shall be disposed of upon, in, or under any lot except into a septic tank or other approved system meeting the aforesaid requirements.

(Proposed Changes)

Section 10.

No outside toilet or privy shall be erected or maintained on any lot. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform to the requirements of the Health Department of the State of Texas and the local authorities having jurisdiction. Neither sewage nor effluent shall be disposed of upon, in, or under any lot except into a septic tank or other approved system meeting the aforesaid requirements. **Violations will be turned over to the Northeast Texas Municipal Water District for prosecution.**

Item 4

(Currently Reads)

Section 12

Subject to the remaining provisions of this paragraph, as to each lot hereunder an assessment is hereby made of \$50.00 per year with respect to one (1) lot. All additional lots will be assessed at \$10.00 for each additional lot owned in Pine Harbor Subdivision owned by the same person(s). Each rental property shall be assessed at fifty dollars (\$50.00) base rate per family dwelling and ten dollars (\$10.00) for each additional lot per each rental property. The assessment will be made to the owner of the property. A member is not considered currently paid until all fees, additional assessments, rental fees and late charges are paid in full. Such assessments may be used for the construction, reconstruction, improvement and maintenance of roads and streets, swimming pools, parks, and other improvements in Pine Harbor Subdivision, and for any other uses approved by the Board of Directors of Pine Harbor Owners Association, it being understood that said swimming pools, parks, and recreational areas are for the sole use and benefit of the members of said Association, their families and authorized guests. Said assessment shall accrue from the earlier of the date of the agreement for deed from the undersigned as seller to a purchaser or of the conveyance by the undersigned as grantor.

After the last Friday in September 1983, members in Pine Harbor Owners Association may elect, by a majority vote of the members present at a meeting of members duly convened, to increase such assessments.

(Proposed Changes)

Section 12

Subject to the remaining provisions of this paragraph, as to each lot hereunder an assessment is hereby made of \$50.00 per year with respect to one (1) lot. All additional lots will be assessed at \$10.00 for each additional lot owned in Pine Harbor Subdivision owned by the same person(s). Each rental property shall be assessed at fifty dollars (\$50.00) base rate per family dwelling and ten dollars (\$10.00) for each additional lot **attached to that** rental property. The assessment will be made to the owner of the property. A member is not considered currently paid until all fees, additional assessments, rental fees and late charges are paid in full. Such assessments may be used for the construction, reconstruction, improvement and maintenance of roads and streets, parks, and other improvements in Pine Harbor Subdivision, and for any other uses approved by the Board of Directors of Pine Harbor Owners Association, it being understood that said parks, and recreational areas are for the sole use and benefit of the members of said Association, their families and authorized guests. Said assessment shall accrue from the earlier of the date of the agreement for deed from the undersigned as seller to a purchaser or of the conveyance by the undersigned as grantor.

After the last Friday in September 1983, members in Pine Harbor Owners Association may elect, by a majority vote of the members present at a meeting of members duly convened, to increase such assessments.

Example: Rental property 1(1 lot) \$50. Rental property 2 (2 lots together) 50+10=\$60 Rental property 3 (4 lots together) 50+10+10+10=\$80 Total for rental properties 1,2 and 3 \$190

Item5

(Currently Reads)

Section 17

Property owners must comply with State and County rules/laws regarding shots, housing and cruelty to animals. Any dog/cat/pet which comes to be a nuisance or problem to any member, resident or guest in Pine Harbor, the animal will be subject to removal to Harrison County Dog Pound after one (1) warning to the pet owner. Any animal that bites or attacks any person or other pet will be removed immediately without notification to the owner.

(Proposed Changes)

Section 17

Property owners must comply with State and County rules/laws regarding shots, housing and cruelty to animals. Any dog/cat/pet which comes to be a nuisance or problem to any member, resident or guest in Pine Harbor, the animal will be subject to removal to A Dog Pound after one (1) warning to the pet owner. Any animal that bites or attacks any person or other pet can be removed immediately by law enforcement without notification to the owner per Texas State law.