

Summary of Owner Rules for Owners of Rentals Beachside Village - January 2023

Consolidated list of some Key Rules contained in the Beachside Village Governing Documents. It is not intended to replace the official controlling documents or be an exhaustive. The list comes from the following four documents and the letter (A - D) is used as reference to the document. It is intended to be an aide to owners.

- A. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACHSIDE VILLAGE A SUBDIVISION IN GALVESTON COUNTY, TEXAS. Filed September 03, 2003, recorded under Film Code 019-16-1734 and under Clerk's File No. 2003062482 in the Office of County Clerk of Galveston County, Texas.
- B. THE BEACHSIDE VILLAGE PATTERN BOOK. Revised Issue August 2019
- C. AMENDED AND RESTATED BEACHSIDE VILLAGE RULES AND REGULATIONS REGARDING RENTAL OF DWELLINGS (Revised November 2021). Filed November 09, 2021, recorded under Clerk's File No. 2021081660 in the Office of County Clerk of Galveston County, Texas.
- D. City Codes and/or Website

#	DESCRIPTION	Source
1	Prohibition of Offensive Activities. No noxious or offensive trade or activity shall be conducted, whether for profit or not, on any Lot. No activity which may become an annoyance or nuisance to the other Owners, or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective dwelling unit, or which shall in any way increase the rate of insurance, or which will degrade property values, or distract from the aesthetic beauty of the Subdivision, shall be conducted.	A, Article XI, section 4
2	Parking or Storage of Automobiles, Boats, Trailers, Other Vehicles and Equipment. No motorcycle, moped, boat, boat and trailer, trailer, house trailer, mobile home, recreational vehicle, camper or any other similar transportation vehicle or device shall be parked on any roadway overnight. No such vehicle shall be allowed to be stored within any lot unless within a garage and shielded from view. No such vehicle shall be parked or stored permanently or semi-permanently on any street, right-of-way or on a driveway. An initial violation will result in a violation notice via email. A second violation will result in the owner being fined \$250 for the first day and \$500 per day for all subsequent days.	A, Article XI, Section 7
3	Visual Screening on Lots. The drying of clothes in public view is prohibited. Similarly, all yard equipment, woodpiles or storage piles shall be kept screened by a service yard or other similar facility as to conceal them from view from neighboring Lots. Privacy screens shall be high enough and opaque enough to restrict view of pedestrians into private or unsightly ground level elements such as mechanical equipment.	A, Article XI, Section 8 B. Section V Fencing
4	Lot Maintenance. All Lots shall be kept at all times in a sanitary, healthful and attractive condition. Lots shall keep all weeds and grass cut and not use any Lot for storage of material and equipment except for normal residential requirements or permit the accumulation of garbage, trash or rubbish of any kind. All trash shall be placed in city provided containers. Violations will result in a notice to the owner sent by email and will allow the owner 30 days to cure. If not cured within 30 days, the owner will be assessed a fine of \$100 for first day followed by a fine of \$250 for any subsequent day	A, Article XI, Section 9
5	Every developed lot shall have a minimum of two slow-growth palm trees in the view corridor and two larger palms placed outside of the view corridor. Broadleaf trees of any species are strongly discouraged. Trees shall not be placed so that they obscure any view corridors to the Gulf.	B, Section V Landscaping

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6	Landscaping shall not be overdone so as to substantially obscure the structure. Excessive use of fast-growing trees will not be permitted. The landscaping is intended to play a supporting role in highlighting and enhancing the architectural design. Any landscaping that grows into the view corridor above the platform elevation shall be cut back or removed by the Homeowner. Walkways, paths, etc., shall be constructed of porous materials such as crushed stone, caliche, concrete pavers, or mulch.	B, Section V Landscaping
7	<p>1: Exterior lighting should be restrained and limited to the immediate need, i.e., lighting a path. Aiming and orientation shall be away from neighboring properties and downward in accordance with 'dark skies" principles. Lighting intended to illuminate the occupied areas of porches may be of brighter wattages.</p> <p>2: All exterior lighting should have LED lamps.</p> <p>3: Exterior stairs shall have light fixtures that are on a photocell control.</p> <p>4: There shall be at least one fixture near the front door on a photo- cell control. There shall also be at least one fixture at the rear of the house on a photocell control. Other lighting at porches, decks etc., may be placed at the homeowner's discretion and manually switched as desired.</p>	B, Section V lighting
8	No real estate sales and leasing signs shall be displayed on the property. Political yard signs and window signs are not permitted in Beachside Village.	B, Section V Graphics and Signage
9	Open House: Only homes that are available for sale may be advertised and held as an 'open house. 'A licensed Realtor or assistant must be present during the open house. No banners or flags are allowed. Open houses may only be held between the hours of 1and 3 pm on Saturdays and Sundays. Directional signs permitted.	B, Section V Graphics and Signage
10	Parking totally prohibited where <u>Red</u> curb markings have been installed giving notice thereof And where any fire zones have been established or fire hydrants are visible.	D, City Code Parking Sec. 34-110
11	<p>Beach Rules:</p> <ol style="list-style-type: none"> 1. Bonfires or any type of open flames are not allowed on any beach on Galveston Island. Fires have to be contained in a BBQ pit or some sort of fire pit. Be sure to have a fire extinguisher nearby to be safe. 2. Pets are allowed on the beach, but they must be on a leash and you have to pick up after them. This is for the safety of everyone who fears dogs and their possible mess that might be left on the beach. Scoop it up people! 3. Alcohol is allowed in some parts of the beach. You will know its allowed because there will be a sign that says if you can or can't. The areas we know alcohol is allowed are: East Beach/Apfel Park, Porretto Beach, and west of 61st to 16 Mile Road. Glass containers are not allowed on the beach. 4. Off road vehicles like ATV's, dirt bikes, etc.... are allowed on some parts of the island. They are not allowed in front of Beachside Village. 5. Sand Dunes - It is illegal to play or drive on the sand dunes. Do not remove any of the vegetation on the dunes either. Also be careful of snakes and other creepy crawlies creatures that call the sand dunes home. <p>1. Fireworks of your own are not allowed on the beach at all</p>	D, Galveston Beach Rules

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13	<p>Golf Cart Operation Regulations Section 34-209</p> <p>A. All drivers must be licensed to operate a motor vehicle as provided by the Texas Transportation Code, as amended and carry a valid driver's license.</p> <p>B. All drivers of golf carts/NEV's shall abide by all traffic regulations applicable to vehicular traffic when using the authorized streets and parking areas of the city.</p> <p>C. The number of occupants in a golf cart/NEV shall be limited to the number of persons for whom seating is installed and provided on the golf cart.</p> <p>Golf Cart Penalties Section 34-211 Any person who violates this chapter shall be guilty of a misdemeanor offense punishable by a fine not to exceed two hundred dollars (\$200.00). Each day a violation continues shall constitute a separate offense.</p>	D, City Code Golf Carts Section 34-209
14	Must obey all posted warning signs and positing of rules.	City Code & BSV rules
15	<p>1.1 Definition of Rentals: A dwelling is deemed "rented" and its occupants deemed "tenants" for the purposes of the governing documents for BeachsideVillage when there is regular, exclusive occupancy of a home by any person or persons other than the Owner for which the Owner receives any consideration or benefit, including but not limited to a rental payments fee, service or gratuity.</p> <p>1.2 Definition of Long Term Rental: Rental of a dwelling for a period of thirty (30) days or longer.</p> <p>1.3 Definition of Short Term Rental: Rental of a Dwelling for a period of less than Thirty (30) days.</p> <p>1.4 Definition of Professional Rental Agency:</p> <ul style="list-style-type: none"> • Any rental-booking agency that has a local staff, sufficient such that there is a representative who is available at all times to deal with rule violations of tenants. The rental agency must also be a member of the Galveston Association of Rental Managers (GARM), or • An owner paired with a local concierge service company that has a local office and staff, sufficient such that there is a representative who is available at all times to deal with rule violations of tenants. <p>1.5 Definition of Bunk Bedroom: A Bunk Bedroom means a bedroom that is designed and built to accommodate multiple beds arranged in a vertical manner.</p> <p>1.6 Definition of Standard Bedroom: A Standard Bedroom means any bedroom in a dwelling other than a Bunk Bedroom.</p> <p>1.7 General Rental Conditions: The rental of dwellings is subject to the following rules:</p> <ul style="list-style-type: none"> • No renting separate rooms within a home. No dwelling may be subdivided for rental purposes, and not less than an entire dwelling may be rented; • Written leases only; Mandatory lease provisions. All leases must be in writing, must contain the names of all tenants and occupants, and must be made subject to the Association's governing documents; • Homeowner must provide tenants with Association governing documents. An owner must provide tenants with copies of the Association's governing documents, rules and regulations, and any applicable federal and state laws and local ordinances; • Professional rental agency. Owners must provide the Association with the contact information of the professional rental agency or local concierge company that will be managing the dwelling. Registration Fee: Owners desiring to rent their dwelling on either a Long Term or Short Term rental basis shall register their dwelling with the Homeowner's Association and pay a \$500 annual registration fee. 	C, Article 1, Definitions

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16	<p>2.1 Parking: Each rental dwelling unit will be allowed only as many cars as the property will accommodate, 'off-street' either in garages, driveways or under the house. Renters are not allowed to bring boats, RV's or trailers of any kind to the property. Any overflow parking should be placed along the north side of Sea Butterfly, west of Grand Avenue.</p> <p>2.2 Trash: Owners must provide one (1) City of Galveston issued trash bin for every bedroom in the house. If the renter 'change-over' day is not the City of Galveston trash collection day, the Professional Rental Agency or local concierge service company must arrange for private collection of the trash so that each new renter will have empty bins to use during their stay.</p> <p>2.3 Weddings, Prom and large parties: No weddings, prom events or large parties will be allowed either at the rental house or at the beach. Small family gatherings are allowed.</p> <p>2.4 Quiet time will be imposed between 10pm and 8am.</p> <p>2.5 Overnight parking is not allowed at the Sales Office parking lot.</p> <p>2.6 Owners and their tenants must comply with all applicable local ordinances and state law or they will be turned in to the appropriate authority for action by the authority against such Owner and the tenants.</p> <p>2.7 Occupancy Limits: Owners may not advertise, nor may they rent, their dwellings to be occupied by more than two (2) persons per Standard bedroom, four persons per Bunk Bedroom, plus 2 additional persons. For the purpose of establishing the Occupancy Limit of a dwelling, a dwelling shall contain no more than two Bunk Bedrooms.</p>	C, Article 2, Rules and Regulations
17	<p>Owners will be made aware of violations committed by their tenants and provided notice under the Texas Property Code. Owners will be fined and responsible for the payments of the following fines for violations of these Rules and Regulations committed by tenants renting their homes:</p> <ul style="list-style-type: none"> • \$1000 per booking for all rentals not managed by a Professional Rental Agency as defined by Article 1.4 above. • \$500 per day for any owner who advertises and/or rents their or its dwelling at an occupancy level in excess of the Occupancy Limits. • \$500/per vehicle per booking for each boat, RV or trailer parked or stored on the property. • \$500 per wedding, prom event, large party or violation of local ordinance or state law. • \$100 per vehicle per booking for each car on the street in excess of the maximum. \$50 per bag of trash that is not contained within a City. of Galveston trash bin. 	C, Article 3, Fines for non-compliance