

ADDITIONAL DEDICATORY INSTRUMENTS
For
BEACHSIDE VILLAGE HOMEOWNER'S ASSOCIATION, INC.

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Stephen G. Schulz** who, being by me first duly sworn, states on oath the following:

“My name is **Stephen G. Schulz**, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

“I am the attorney agent of BEACHSIDE VILLAGE HOMEOWNER'S ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

Amended and Restated Beachside Village Rules and Regulations Regarding Rental of Dwellings (Revised November, 2021)

DATED this 9th day of November 2021.

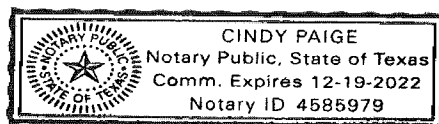
BEACHSIDE VILLAGE HOMEOWNER'S
ASSOCIATION, INC.

BY: *Stephen G. Schulz*
Stephen G. Schulz, Attorney/Agent

THE STATE OF TEXAS §

COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 9th day of November 2019 by Stephen G. Schulz, attorney/agent for BEACHSIDE VILLAGE HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Cindy Paige
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording return to:
Greer, Herz, & Adams, L.L.P.
Attn: Stephen G. Schulz
One Moody Plaza, 18th Floor
Galveston, Texas 77550

AMENDED AND RESTATED
BEACHSIDE VILLAGE
RULES AND REGULATIONS REGARDING
RENTAL OF DWELLINGS

(Revised November 2021)

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Beachside Village, a subdivision in Galveston County, Texas, dated and recorded under Galveston County Clerk's File No. 2003062482 on September 3, 2003 provides, in pertinent part, as follows:

Article XI, Section 13 Rental of Dwellings, Dwellings may be rented, subject only to rules and regulations established by the Homeowners Association. Rental of such dwellings will only be allowed if managed by a professional rental agency.

NOW THEREFORE, BE IT RESOLVED THAT, the following Rules and Regulations Regarding Rental of Dwellings have been adopted and will become effective January 1, 2022.

ARTICLE 1 – RENTALS

- 1.1 **Definition of Rentals:** A dwelling is deemed “rented” and its occupants deemed “tenants” for the purposes of the governing documents for Beachside Village 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.
- 1.2 **Definition of Long Term Rental:** Rental of a dwelling for a period of thirty (30) days or longer.
- 1.3 **Definition of Short Term Rental:** Rental of a Dwelling for a period of less than Thirty (30) days.
- 1.4 **Definition of Professional Rental Agency:**
 - 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.

- 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.
- 1.6 **Definition of Standard Bedroom:** A Standard Bedroom means any bedroom in a dwelling other than a Bunk Bedroom.
- 1.7 **General Rental Conditions:** The rental of dwellings is subject to the following rules:
- **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 \$100.00 annual registration fee to be used to insure compliance with the Amended and Restated Rules and Regulations Regarding Rental of Dwellings.

ARTICLE 2 – RULES AND REGULATIONS

- 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.
- 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.
- 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.
- 2.4 **Quiet time will be imposed between 10pm and 8am.**

- 2.5 **Overnight parking is not allowed at the Sales Office parking lot.**
- 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.**
- 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.

ARTICLE 3 – FINES FOR NON-COMPLIANCE

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:

- **\$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.**

Adopted this 8 day of NOV., 2021, by the Board of Directors of Beachside Village Homeowners Association.

BEACHSIDE VILLAGE HOMEOWNERS
ASSOCIATION

Bruce Bardwell
Signature of Secretary

Print Name: Bruce Bardwell

FILED AND RECORDED

Instrument Number: 2021081660

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 11/09/2021 3:27PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*