

GRAND HARBOR PROPERTY OWNER'S ASSOCIATION
COMMON PROPERTIES AND FACILITIES
POLICY AND PROCEDURES

WHEREAS, Article V, of the Declaration of Covenants, Conditions, and Restrictions for Grand Harbor, states:

“...The purpose of the Association in general shall be to provide for and promote the health, safety, and welfare of the members...to provide for the maintenance, repair, preservation, upkeep and protection of the common properties and facilities of the subdivision...”

AND WHEREAS, the Board of Directors of the Grand Harbor Property Owner's Association (POA) must establish consistent procedures for members of the POA, and their invited guests, to access the Grand Harbor and Harbor Side communities common properties and facilities in providing controlled access and accountability,

AND IN ADDITION, because the common properties and facilities within the subdivision are maintained by the POA, individuals who do not live in the community should not be able to use the properties unless accompanied by a member of the POA, or any unauthorized attempts to utilize the common properties and facilities, by non-members of the POA should be treated as trespassing by the POA.

NOW THEREFORE, BE IT RESOLVED THAT, the following Policy and Procedures are hereby adopted by the Board of Directors:

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I. DEFINITIONS

- a. “Access code” is a code issued by Access Control personnel for use to enter the boat launch area.
- b. “Association” shall mean and refer to Grand Harbor Property Owner's Association.
- c. “Member” shall mean and refer to every person or entity that holds a membership in the Association.
- d. “Boat launch area” shall refer to an optional amenity for the members of the Association to launch water crafts. The area is located on Walden Road with the legal description of: 1.04 acres, residual of unrestricted Reserve “A”, Grand Harbor Section Five, Cabinet 5, Sheets 101 - 105 M.R.M.C.



- e. "Park" shall refer to the area at the end of Park Side Drive with the legal description of: 11.393 acres, restricted Reserve "A", Grand Harbor Section Four, Cabinet R, Sheet 131, containing ball fields, pavilion, tennis courts, and a walking trail.
- f. "Hours of operation" shall refer to the hours the areas are available for use by members.
- g. "Subdivision" shall refer to all sections of Grand Harbor and Harbor Side.

II. COMMON PROPERTIES AND FACILITIES

1. Use of the common areas is limited to members of the Association and their invited guests. Guests using any common areas must be accompanied by a member of the Association.
2. The hours of operation are from dawn to dusk with exceptions approved by the POA Manager.
3. No vehicles or trailers can be left overnight, with exceptions approved by the POA Manager.
4. Alcoholic beverages and glass containers are prohibited.
5. No littering.
6. Grand Harbor POA is not responsible for any accidents to persons or property, loss or damage of personal property.

III. BOAT LAUNCH AREA

1. Use of the Boat Launch is limited to members of the Association and their invited guests. Guests launching or recovering watercraft for service must be accompanied by a member of the Association. Members must be in good standing with the Association.
2. The hours of operation for the boat launch area are from dawn to dusk.
3. No vehicles, water craft, or trailers may be left overnight.
4. Servicing of water craft in this area is prohibited.
5. Commercial use of the boat launch area is prohibited.

6. Members must obtain the access code via the website, or from the Access Control Personnel at the main gate access control facility. Additionally, all vehicles, water-craft, watercraft trailers and additional guest vehicles must be registered with the Access Control personnel prior to use of the boat launch area.
7. Access Control (AC) personnel must fill out all information on the boat ramp sign in sheet and trailer/boat registration sheet. Once all documentation is completed, Access Control personnel will issue a pass which should be visibly displayed on the dash of the vehicle entering the boat launch area and should remain on display while the vehicle remains in the area. Vehicles not displaying the pass or vehicles displaying passes which do not match the information provided to the AC personnel, are subject to tow at owner's expense.
8. Users of the boat ramp must re-lock the access gate after entry and exit. Failure to re-lock may result in a fine or the loss of access to the boat launch area.
9. Watercraft cannot be tied off and left unattended at the boat ramp and surrounding area.
10. Minors must be accompanied by an adult.
11. No life guards are on duty. Swimming is solely at the discretion and own risk of the resident/guest swimmer.
12. Parking outside the fenced area of the boat launch is private property and subject to immediate towing or other actions by the owners. The Association is not responsible for parking in this area.
13. Launching and retrieving member's watercraft is at their own risk; the Grand Harbor POA is not responsible for accidents, incidents, damages, or injuries.

IV. PARK

1. Use of the Park area is for members of the Association and their invited guests.
2. If members wish to reserve any part of the park on a regular basis, members must contact the POA Manager; otherwise, all the facilities are on a first come first served basis.
3. No golf carts, ATVs, UTVs, or motor bikes of any kind are allowed inside the park.
4. Roller blades, skate boards, or bicycles are **NOT** allowed on the tennis court or the pavilion.

5. Reservations, made via the POA Manager, will be based on making a deposit and paying a fee. The reservation will not be considered for longer than two months at a time, and members must be and remain members in good standing during the reservation period.
6. Invited guests must abide by the policies and procedures of the Association while in the subdivision.

V. PONDS

1. Members and their invited guests may access the ponds only by way of common areas. Those ponds under control of the Association are themselves considered common areas of the subdivision.
2. Members and their invited guests should not enter private property surrounding the ponds.
3. No life guards are on duty. Use of common areas are at members/guests own risk.
4. Fishing in the ponds is permitted but is "catch and release" only.
5. The Association assumes no responsibility for unaccompanied minors.

APPROVED and ADOPTED by the Board of Directors on

8-23-11
Date

**GRAND HARBOR PROPERTY OWNER'S ASSOCIATION, INC.
MONTGOMERY, TEXAS**

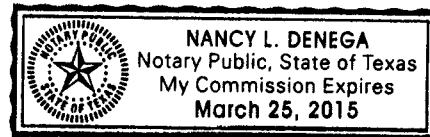
Teresa Braymen
Signature of Secretary

TERESA BRAYMEN
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS INSTRUMENT was acknowledged before me on this the 23 day of August, 2011, by the said Secretary of GRAND HARBOR PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Nancy L. Denega
NOTARY PUBLIC
in and for
THE STATE OF TEXAS



FILED FOR RECORD

11/02/2011 1:53PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

11/02/2011



Mark Turnbull

County Clerk
Montgomery County, Texas

✓ Grand Harbor POA
18956 Freeport Dr. Ste A
MONTGOMERY, TX 77354