CITY BY THE SEA Property Owner Association, Inc. RENTAL PROPERTY POLICIES Effective January 1, 2024

REGISTRATION: All rental properties must be registered with the City by the Sea (CBTS) Board of Directors using the board's approved registration form. See website: thecitybythesea.wordpress.com

NOTIFICATION: The owner or rental agent must provide in writing the home's maximum advertised occupancy, the maximum number of vehicles permitted to park in the driveway, a copy of the house rules provided to each renter, and at least two contact names for issues, phone numbers and email addresses to be contacted in case of an emergency.

CLIENT NOTIFICATION: All renters should be given a copy of the CBTS Rental Property Policy and Code of Conduct prior to using the property.

RESIDENTIAL USE: All rental homes are designated for residential use. NO Groups/ Parties/ Gatherings/ Celebrations/ Events allowed.

PARKING: All vehicles and boat trailers <u>must</u> be parked on the rental property's driveway/designated parking area and shall not exceed the maximum number of vehicles previously approved for the property. Parking on lawns, other owner's driveways, private property/lots (such as on Driftwood) is prohibited and subject to towing. RVs are not allowed.

OCCUPANCY SUGGESTION: Please refer to your septic systems capacity for your home. The following occupancy limit is suggested:

2 bedrooms = 5 people *** 3 bedrooms = 7 people *** 4 bedrooms = 10 people *** 5 bedrooms = 12 people

NOISE AND QUIET TIME: Guests should be made aware that noises carry more readily over the water so loud voices, music, etc., will disturb neighbors several houses away. Quiet time starts at 10 p.m. Sunday through Thursday and 11 p.m. Friday, Saturday and official holidays. Quiet time means there should be no loud music or other disturbances.

RECREATIONAL VEHICLES: Recreational vehicles should not be parked on a rental property. CBTS deed restrictions do not allow recreational vehicles to be used as spare bedrooms.

FIREWORKS: Fireworks are banned by CBTS deed restrictions because our homes are so close together. Please inform your guests of this prohibition. Fireworks users are subject to a \$500 fine per incident.

TRASH: All trash should be placed in a secure trash bin to avoid spills, scatter of contents or animal break-in. provided by a trash provider. Guests should be careful to keep trash and litter from blowing into the canal. We highly recommend concierge service. Get 2 bins for your busy season.

SIGNS: Advertising signs for short-term vacation rentals are not allowed.

BOATS: "NO WAKE" speed is defined as the lowest speed at which the watercraft can make forward progress. Do not double park boats in the canal or block a neighbor's dock and/or lift entrance.

PRIVATE PROPERTY: Do not trespass onto another neighbors' property such as boat, pier, dock or land.

LIGHTS: No bright lights facing your neighbors' homes.

CERTIFICATION

I, the undersigned, being the President of City by the Sea Property Owners Association, Inc. hereby certify the foregoing Rental Property Policy was adopted by the Board of Directors of City by the Sea Property Owners Association on the 31 day of October, 2023.

Sandra Wiley, President

CBTS Property Owners Association, Inc.

THE STATE OF TEXAS COUNTY OF ARANSAS

This instrument was acknowledged before me on the 27 day of Automotic 2023 by Sandra Wiley, President of CBTS Property Owners Association, Inc., on behalf of said Association.

DEBORAH LAIRD

Notary Public, State of Texas

Comm. Expires 08-26-2026

Notary ID 13393190-4

Nothry Public, State of Texas

My Commission expires:

Exhibit

CITY BY THE SEA PROPERTY OWNER ASSOCIATION RENTAL PROPERTY REGISTRATION FORM

The updated Rental Registration Policy was approved by the Board of Directors of City by the Sea Property Owners Association on the 14th day of October 2023 and effective January 1, 2024.

Complete this registration form (only once) within 45 days of starting the rental. A property owner that is renting their home and does not return the completed Registration Form is subject to a fine of \$150 per year. It is the owner's responsibility to contact the board for any changes to the form or change of ownership.

PROPERTY OWNER INFORMATION (include additional owner information on the back): NAME: MAILING ADDRESS: CELL PHONE: EMAIL:			
		The following expectations are from our Deed Restri	ictions and Policies. Initial each statement regarding the
		expectations of renters (and please make renters aw	
		"NO WAKE" speed is defined as the lowest sp	need at which the watercraft can make forward progress.
		The discharge of firecrackers and other firewo	
			s his trash collected by a commercial hauler and in suitable
	nal break-in. We highly encourage concierge service.		
All renter vehicles and trailers must be parket	d on the driveway of the rental home. Parking on lawns, ditches,		
open space areas, or other owner's driveways is pro	hibited and subject to towing. RVs are not allowed.		
We recommend you have a ladder or similar device to get out of the canal and a life ring for safety.			
Blasse bring in loose items at night to avoid th	neft and having the items blow into the canal (including trash).		
Groups over 20 people are not allowed.			
Greats should be made aware that noises carry	y more readily over water so loud voices, music, etc. will disturb		
maishbox source houses away Quiet times starts a	at 10PM Sunday through Thursday and at 11PM Friday, Saturday,		
(1984년) (1985년) 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	20.11.001.001, 1.1.000		
Do not trespass onto another neighbors' prop	perty such as boat, pier, dock or land.		
Do not double park boats in the canal.	2011 30 20 10 10 10 10 10 10 10 10 10 10 10 10 10		
No bright lights facing your neighbors' homes			
Do your neighbors have your phone number so they can call you when issues happen? These policies and your house rules are posted for renters to follow.			
		These policies and your nouse rules are poste	ed for remers to follow.
OCCUPANCY INFORMATION (please refer to your se	ptic systems capacity for your home).		
Occupancy suggestions for short-term rentals:			
•			
2 bedrooms = 5 people 3 bedrooms	= 7 people		
4 bedrooms = 10 people 5 bedrooms			
#OF BEDROOMS: # OF BATHROOMS:A	ADVERTISED OCCUPANCY NUMBER (INCLUDING CHILDREN):		
ORDER OF CONTACT: If problems arise, who should	be contacted?		
FIRST:	CECONO		
Cubmitted Bu			
Submitted By:	Signature		
After completing please mail or email a copy to: CE	BTS Property Owners Association, Inc. P. O. Box 13 Aransas Pass,		
Texas 78335-013 citybytheseaboard@gmail.co	om		

CERTIFICATION:

I, the undersigned, being the President of City by the Sea Property Owners Association, Inc. hereby certify the foregoing Rental Property Policies was adopted by at least a majority of the City by the Sea Property Owners Association Board of Directors.

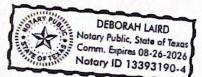
andra Wiley, President

CBTS Property Owner's Association, Inc.

THE STATE OF TEXAS

COUNTY OF ARANSAS

This instrument was acknowledged before me on the 27 day of formula, 2023 by Sandra Wiley, President of the CBTS Property Owners Association, Inc., on behalf of said Association.



Notary Public, State of Texas

My Commission expires: 8.26-2026

After filing, please mail a copy to: CBTS POA P.O. Box 13 Aransas Pass, TX 78335-013