

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 must 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.

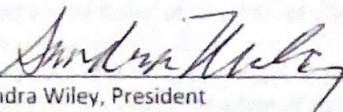
BOATS: "NO WAKE" speed is defined as the lowest speed at which the watercraft can make forward progress. Do not double park boats in the canal or block a neighbor's dock and/or lift entrance.

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

LIGHTS: No bright lights facing your neighbors' homes.

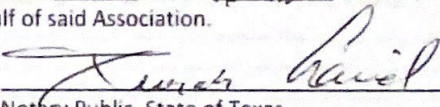
CERTIFICATION

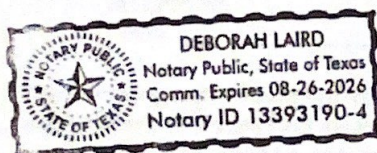
I, the undersigned, being the President of City by the Sea Property Owners Association, Inc. hereby certify the foregoing Rental Property Policy was adopted by the Board of Directors of City by the Sea Property Owners Association on the 31 day of October, 2023.


Sandra Wiley, President
CBTS Property Owners Association, Inc.

THE STATE OF TEXAS
COUNTY OF ARANSAS

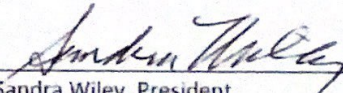
This instrument was acknowledged before me on the 27 day of November 2023 by Sandra Wiley, President of CBTS Property Owners Association, Inc., on behalf of said Association.


Notary Public, State of Texas
My Commission expires: 8 26 26



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.

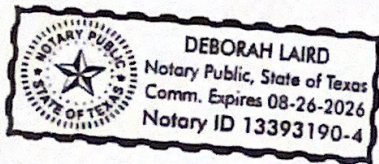


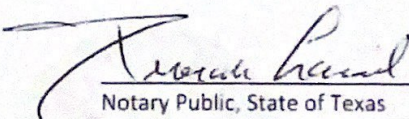
Sandra Wiley, President
CBTS Property Owner's Association, Inc.

THE STATE OF TEXAS

COUNTY OF ARANSAS

This instrument was acknowledged before me on the 27 day of November, 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