

# Harbor East Condominiums, Inc., Homeowners Association

A Texas Non-profit Corporation  
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## **THIS IS A BINDING RESOLUTION BY THE Harbor East Board of Directors SHORT TERM RENTAL POLICY RESOLUTION**

The Harbor East Condominium Declarations allow Homeowners to rent their unit; however, the Rules and Regulations (paragraph 3.7- available on the front page of the Harbor East web page) must be followed by resident Homeowners and Renters alike. This policy statement is directed toward any Homeowner who may choose to rent the owned unit directly or via a third party “Short Term” agency, and must be adhered to by the Homeowner or the Homeowner’s third party agent. **A “Short Term Rental” is defined as any compensated and contracted rental to a third party for a period of ninety (90) days or less, regardless of the source of the renter.**

Harbor East Condominiums are PRIMARILY owner occupied. They ARE NOT a weekend party venue. Short term renters need to understand that many residents are medical students that need to go to class early and/or study. The balance are employed persons who are not on vacation! Only short term renters who want a peaceful and quiet stay are welcome.

1. Occupancy in a two bedroom unit is limited to six (6) persons including children.
2. Occupancy in a one bedroom unit is limited to four (4) persons including children.
3. Parties and outside guests are expressly prohibited.
4. **POOL RULES: Pool Rules are posted in the pool area.** The most rigidly enforced rule is that no children under 12 years old are allowed in or near the pool without adult supervision. Absolutely NO GLASS containers of ANY KIND are allowed in the pool area! No diving, running, horseplay, shouting, loud music or other activity that may disturb residents is allowed. Resident Homeowners are entitled to “peaceful enjoyment” of their home. QUIET HOUR is one (1) hour before the above schedule. This means no remotely audible music, conversations, or noise that can be heard away from the immediate area is allowed after 9 PM weeknights and 11 PM weekends.
5. All trash must be immediately removed and NOT disposed anywhere in pool area.
6. Any renter who parks in any numbered reserved space, other than the space rented, is subject to “no notice” tow away, at owner’s expense, per the signs posted.
7. Renters are advised that all activity in the pool area, mail area, and parking areas is being recorded, 24/7, with high definition, zooming cameras. Playback may be used to document activity that violates these policies and used to enforce the following fines. **Fines, formally approved by the Board of Directors via resolution, will be billed to the Homeowner’s unit account and be due within 30 days of email notification.**

### **Penalties and fines**

Unsupervised Children: 1<sup>st</sup> time \$100 fine, 2<sup>nd</sup> time \$200 fine, 3<sup>rd</sup> time - police (CPS) call

Overcrowding: 1<sup>st</sup> time \$100, 2<sup>nd</sup> time \$200, 3<sup>rd</sup> time - legal action at Homeowners expense.

Trash in pool area: 1<sup>st</sup> time \$100 fine, 2<sup>nd</sup> time \$150 fine, 3<sup>rd</sup> time \$200 fine.

Parties and after-hours noise in violation of above: \$100 fine each occurrence.