

LAKESHORE VILLAGE HOMEOWNERS ASSOCIATION, INC.

SUPPLEMENTAL RULES

WHEREAS, pursuant to Article 6, Section 6.1 of the Declaration of Covenants, Conditions, and Restrictions for Lakeshore Village Townhomes (the “Declaration”), the Lakeshore Village Homeowners Association, Inc. (“Association”), acting through its Board, is granted the right to adopt, amend, repeal, and enforce reasonable rules, and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment of the Property; and

WHEREAS, Article 6, Section 6.1 of the Declaration further grants the Board the right to establish rules governing, among other things, the following: (i) the use of Common Areas; (ii) annoying activities on the Property; (iii) the use, maintenance and appearance of portions of Townhomes and Lots that are visible from the Streets, Common Areas, or other Townhomes; and (iv) the types, numbers, locations, and behaviors of animals at the Property; and

WHEREAS, pursuant to Article 6, Section 6.17 of the Declaration, the Board may adopt rules regarding the location, appearance, camouflaging, installation, maintenance, and use of antennas, masts, and dishes to the extent permitted by public law; and

WHEREAS, Article V, Section 3(b) of the Bylaws of Lakeshore Village Homeowners’ Association, Inc. (the “Bylaws”) grant the Board of Directors of the authority to adopt and publish rules and regulations governing the use of the Common Areas and facilities and the personal conduct of the Members, their families, and their guests thereon; and

WHEREAS, pursuant to this authority, the Board previously promulgated the Leasing and Occupancy Rules which were recorded on or about March 15, 2018 as Document No. D218055177 of the Deed Records of Tarrant County, Texas, and on or about March 16, 2018 as Instrument No. 201800069228 of the Deed Records of Dallas County, Texas (the “Leasing Rules”); and

WHEREAS, pursuant to the above authority, the Board also previously promulgated the Second Amended and Restated Parking Rules which were recorded on or about September 24, 2019 as Instrument No. D219217810 of the Deed Records of Tarrant County, Texas and on or about September 25, 2019 as Instrument No. 201900256573 of the Deed Records of Dallas County, Texas (the “Second Amended Parking Rules”); and

WHEREAS, the Board desires to adopt additional rules to supplement the Leasing Rules and the Second Amended Parking with rules governing pets, antennas and satellite dishes, and the use of the Association’s swimming pool and amenity center.

NOW, THEREFORE, IT IS RESOLVED that the following rules and regulations are adopted by the Board and the same are to be hereby known as the “Supplemental Rules” of the Association.

I. Pets

a. Leashes Required. No pet is allowed on the Common Areas unless carried or leashed. No pet may be leashed to a stationary object on the Common Areas.

b. Disturbances. Pets must be kept in a manner that does not diminish another resident's rest or peaceful enjoyment of his or her Townhome. No pet may be permitted to bark, howl, whine, screech, or make other loud noises for extended or repeated periods of time.

c. Pet Waste. No resident may permit his pet to relieve itself on the Common Areas. Resident is responsible for the immediate removal of the resident's pet's wastes from the Common Areas. The Board may levy a fine against an owner each time feces are discovered on the Common Areas and attributed to an animal in the custody of that owner or a resident of the owner's Townhome.

d. Enforcement of Pet Rules. If a resident or his/her pet violates these Rules, or if a pet creates a noise, odor, or other disturbance or nuisance, the resident or person having control of the animal may be given a written notice by the Board to correct the problem. If the problem is not corrected within the time specified in the notice (not less than 10 days), the resident, upon written notice from the Board, may be required to remove the animal. Each resident agrees to permanently remove his violating animal from the Property within 10 days after receipt of a removal notice from the Board.

In addition to the Board's right to require removal of a pet, the Board may also levy fines for violations of these rules. Fines will be imposed on the following schedule:

\$100 first offense

\$200 second offense

\$300 third and additional offenses.

II. Satellite Dishes, Antennas, and Towers

Only (1) reception-only TV antennas, (2) direct broadcast satellites (DBS) that are one meter or less in diameter, and (3) multipoint distribution service (MDS) antennas that are one meter or less in diameter (collectively, the "Permissible Antennas") are permitted to be installed on a Townhome. To the extent that receipt of an acceptable signal would not be impaired, Permissible Antennas shall be installed behind the Townhome or on the side of the Townhome toward the rear of the Lot, screened from view from the street adjacent to the Lot, and, to the extent reasonably practicable, integrated with the Townhome and surrounding landscape.

III. Pool Rules

a. Registration. Each owner must submit an application to the Association in order to receive a personalized access code to use the Association's swimming pool. This personalized access code is for use by the owner and other residents of the owner's Townhome and should not

be shared with any other owner, resident or guest. In addition to a personalized access code, the owner will also receive a Pool Identification Lanyard (discussed below).

b. Pool Identification Lanyard. At all times that the owner or the owner's family, tenants or other residents of the owner's Townhome are utilizing the swimming pool, those individuals should have the Association-issued Pool Identification Lanyard visible at all times. Owners and residents agree to present the Pool Identification Lanyard upon request by the Association's authorized representatives and agents, including Board members and officers.

c. Suspension of Access. The Board reserves the right to suspend an owner or resident's use of the pool by turning off the individual's personalized access code in the event the owner is delinquent in the payment of assessments to the Association.

IT IS FURTHER RESOLVED that these Supplemental Rules are effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was duly adopted by the Board of Directors at meeting of same on _____, 202__, and has not been modified, rescinded or revoked.

DATE: _____
Secretary _____