

Rules, Regulations, and Guidelines
for the Rancho Escondido
Boat and Trailer Storage Area

The property encumbered by these Rules, Regulations and Guidelines for the Rancho Escondido Boat and Trailer Storage Area, is that property restricted by the First Amended and Restated Restrictions recorded under Montgomery County clerk's File No. 2009-036937, as same may have been or may be amended from time to time and any other subdivisions which have been, or may be subsequently annexed thereto and made subject to the authority of the Rancho Escondido Community Improvement Association (referred to as the "Association").

A portion of the RECIA common property has been set aside for boat and trailer storage for the convenience of its owners and residents. There is no obligation of the Board to do this and these provisions can be changed or modified at any time without the approval of the lot owners. As such, all owners and residents are requested to honor the usage guidelines so we can continue to maintain our property values in a responsible manner.

Assignment of space and notification of use:

All owners or residents who wish to use a space for storage must register with the Chairman of Boat and Trailer Storage. A registration application (available on the Rancho website) must be submitted before any storage is allowed. Failure to do this may result in towing, storage and disposal of item being stored at the owners or residents expense. Each lot owner will be allowed one (1) space per complete lot owned. Example: If you own 2 ½ lots, you will only be allocated two (2) spaces. However, owners must request the spaces. Unassigned spaces may be assigned to other owners or residents on an as-needed and contingent upon availability basis. Application for unassigned spaces must be done on an annual basis. There will be a maximum of one (1) permanent and two (2) unassigned spaces allowed per owner lot. An application for a temporary space can be submitted to the Chairman of Boat and Trailer Storage. Temporary assignments are effective for ninety (90) consecutive days during any twelve-month period.

Only trailers and boats registered to Rancho owners or residents will be allowed. Proof of ownership may be requested at any time by the Board. Temporary storage of a non-owner's trailer or boat may be granted only if requested of, and approved by the Chairman of Boat and Trailer Storage. An inventory/registration tag will be attached to all trailers for identification purposes. Any trailer not marked with this inventory/registration tag will be considered illegal and subject to removal. (Inventory/Registration tags will be furnished by R.E.C.I.A.). Inventory tags must correspond to the assigned space. The Chairman of Boat and Trailer Storage will keep an

ongoing inventory of all storage vehicles and routinely check for violations and verification of assigned storage usage.

Upon enactment of these guidelines, all owners or residents need to re-affirm their space usage with the Chairman of Boat and Trailer Storage and verify that their boat or trailer type is in compliance with these guidelines.

All new requests for space must be with the Chairman of Boat and Trailer Storage.

Check trailer assignment section of the Rancho website for specific assignments. All requests for space or changes in type of boat or trailer storage should be requested from the Chairman of Boat and Trailer Storage. The contact information for the current Chairman of Boat and Trailer Storage can be obtained from the Committee section of the Rancho website.

Allowable Items for Storage:

Only trailers used to carry water vehicles and their associated water craft shall be permitted to be stored. These trailers cannot exceed 35 feet in length, unless the tongue is articulated and can be rotated back so the trailer complies with the 35 foot requirement.

Utility trailers may be stored as long as they meet the same length requirements as a boat trailer and are not of such height as to exceed the height of the boat storage privacy fence.

All trailers must be in working/functional condition.

Boat trailers and utility trailers are the only items allowed to be stored in the Boat and Trailer Storage Area. All exceptions must be requested from the Board. These guidelines cannot cover all possibilities and the Board will use its discretion to determine whether a boat or trailer is allowed or prohibited.

Violations:

Violations of these provisions subject the offending trailer to being towed, stored and/or disposed of at the owners or residents expense. This may be done at the sole discretion of the Board. Prohibited items will be cross checked with owner or resident assignments and the Board will attempt to contact the owner for removal of the prohibited items. In the event of failure to locate the owner, or if a prohibited item is located in an owners or residents space who disavows knowledge or ownership of that item, the item will be towed and disposed of at the owners or residents expense. The Board has no obligation to try and locate the owner of a prohibited item which is not in a properly assigned location.

Authority authorizing the Board of Directors to promulgate these Rules, Regulations and Guidelines are contained in the Rancho Escondido Community Improvement Association By-laws: (See excerpts below).

BYLAWS OF RANCHO ESCONDIDO COMMUNITY IMPROVEMENT ASSOCIATION

**ARTICLE II.
DEFINITIONS**

Section 2. **Common Area** shall mean all real property owned by the association for the common use and enjoyment of the owners

**ARTICLE VII.
BOARD OF DIRECTORS-POWERS AND DUTIES**

Section 1. **Powers.** The board of directors shall have power to:

a. Adopt and publish rules and regulations governing the use of the common areas and facilities including the personal conduct of the members and their guests thereon: and to establish penalties for infractions of such rules and regulations.

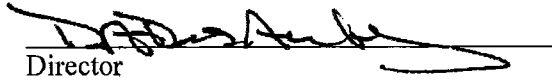
The boat and trailer storage area located in Rancho Escondido Subdivision is private property that is owned by the Rancho Escondido Community Improvement Association. The management of this property is assigned to the Board of Directors by authority of its Deed Restrictions and By-Laws. Therefore any storage in this area not approved by the Board of Directors will be considered unauthorized and will be subject to the Board's disposal policies.

Owners or residents who store an item in the storage area do so at their own risk. Each owner or resident using the storage area acknowledges and understands that the Association is not an insurer and that each such user assumes all risks for loss or damage to persons and/or the personal property stored, and further acknowledges that the Association has made no representations or warranties nor has any such user relied upon any representations or warranties, expressed or implied as to the safety of the storage area or its suitability for a particular purpose. Each user does release, acquit, and forever discharge the Association from any and all claims or causes of action of any kind whatsoever, at common law, statutory or otherwise, that the owner has or might have, known or unknown, now existing or that might arise hereafter, directly or indirectly attributable to the use of the storage area, it being intended to release all claims of any kind which the owner may have against the Association, even if such claim is caused by the sole, joint, comparative or the sole, joint, comparative, or contributing cause of any claim, demand, cause of action, or liability hereby released related to the use of the storage area.

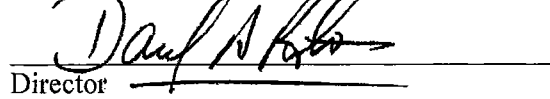
ADOPTED by the Board of Directors of the Rancho Escondido Community Improvement Association, Inc., on this the 9th day of October, 2010, and to be effective upon the recording of this Deed Restriction Enforcement and Collection Policy in the Real Property Records of Montgomery County, Texas.

**RANCHO ESCONDIDO
COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

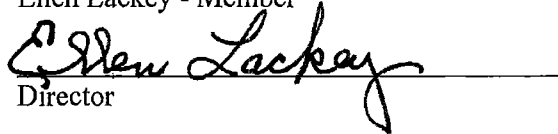
Dave DesAutels – President


Director

Dave Reiter – Vice President


Director

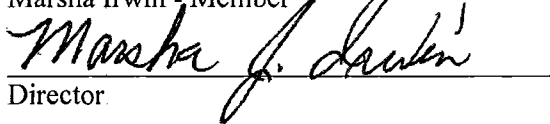
Ellen Lackey - Member


Director

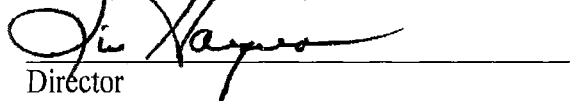
Michael Carnes - Member


Director

Marsha Irwin - Member


Director

Jim Haymon – Secretary/Treasurer


Director

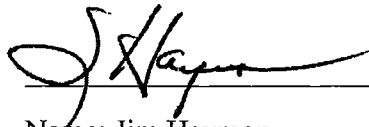
CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary/Treasurer of the Rancho Escondido Community Improvement Association, a Texas non-profit corporation;

That the foregoing Rules, Regulations, and Guidelines for the Rancho Escondido Boat and Trailer Storage Area was unanimously adopted in writing by the Board of Directors on the 9th day of October, 2010.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 6th day of MAY, 2011.




Name: Jim Haymon
Title: Secretary/Treasurer

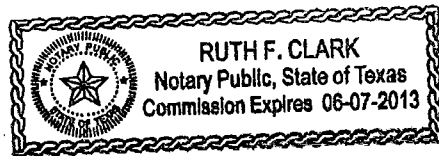
STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, on this day personally appeared Jim Haymon, the Secretary of the Rancho Escondido Community Improvement Association, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

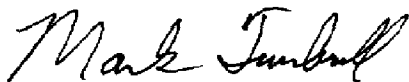
Given under my hand and seal of office, this 6th day of May, 2011.


Notary Public – State of Texas

After Recording, Return To:
Stephanie Quade
Roberts Markel P.C.
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056



E-FILED FOR RECORD
05/09/2011 8:10AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

05/09/2011



County Clerk
Montgomery County, Texas