

Plantation Homeowners Association, Inc.
Regular Board Meeting – Monday, August 14, 2023, 6:30 PM
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

MINUTES

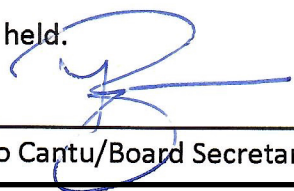
On the **14th day of August 2023**, the Plantation Homeowners Association, Inc. Board of Directors met for a **Regular Board Meeting**.

- 1) Mr. Robert Hummell called the meeting to order at 6:30 p.m.
 - 2) Mr. Romeo Cantu led the Pledge of Allegiance, and Mr. Ramon Martinez offered the prayer.
 - 3) Mr. Robert Hummell established a quorum with the following **Board of Directors** present:

Robert Hummell, Vice President	Rosy Ayala, Director
Ramon Martinez, Treasurer	Jesus Marvin Flores, Director
Romeo Cantu, Secretary	Terry Welborn, Director
 - 4) Mr. Romeo Cantu moved, and Mr. Jesus Marvin Flores seconded the motion to approve the agenda. The motion carried unanimously.
 - 5) Mr. Romeo Cantu moved, and Mr. Ramon Martinez seconded the motion to approve the minutes for the July 10, 2023, Regular Board Meeting. The motion carried unanimously.
 - 6) Plantation Board of Directors, Management, and Committee Reports:
 - a) President's Report: No report was presented.
 - b) Manager's Report: Mrs. Leticia Cantu Guerra presented the report.
 - c) Finance Committee's Report: Mr. Romeo Cantu presented the report.
 - d) Covenant/Bylaws Committee's Report: Mr. Romeo Cantu presented the report.
 - e) Election Committee's Report: Mr. Robert Hummell presented the report.
 - f) Architectural Committee's Report: Mr. Zeferino Mendoza presented the report.
 - g) Activity Committee's Report: Mrs. Kimberly Mendoza presented the report.
- No Closed Session was held.
- 7) Old Business
 - a) None
 - 8) New Business
 - a) **Discussion And Possible Board Action To Amend Rules & Regulations:** Mr. Romeo Cantu moved, and Mr. Terry Wellborn seconded the motion to approve and amend the Plantation Homeowners Association Inc. Rules & Regulations and to take effect immediately. The motion carried unanimously.
 - 9) Mr. Romeo Cantu moved, and Mr. Ramon Martinez seconded the motion to adjourn. The motion carried unanimously. There being no further business to discuss, the meeting was adjourned at 8:03 p.m.

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10) Open Forum was held.

ATTESTED BY: 
Romeo Cantu/Board Secretary

Minutes were approved
at September 13, 2023
Regular Board Meeting

MANAGER REPORT

DATE OF REPORT 08/14/23

SUBMIT TO

Board of Directors

KEY POINTS:

GATE:

The Gate is in good working condition.
No problems with the gate.

POOLS:

Pump went out on the spa. Needed to be replaced.
The other two pools are working great and clean.

VEHICLES:

Security car: The HHR Security car has been sold.

CAMERAS:

Building: No Change-Several are not working (9). All wires are exposed on the outside. They were not properly installed.

Cameras at the Gate House: Bazan is requesting a new camera up front with video for the entrance. Residents are getting upset due to asking for ID and are yelling and being rude to the guards. He also mentioned wanting a new camera for the exit for better view on the license plates/night vision.

DEBRIS:

I am receiving calls from residents that residents/renters are dumping their trash on their property. They are upset that they are receiving violations for others dumping on their property.

STREETS:

There are still potholes in the park, and we will be addressing those when the weather gets a little cooler and we are also waiting for STX to finish up.

BALLROOMS:

No change. We still need to update them.

NEW GYM / OLD GYM

NO change. Need to purchase a workbench.

KITCHEN:

WE WERE GIFTED A FREEZER, THANK YOU MR. RAMON MARTINEZ.

BUILDINGS:

LOBBY: I HAVE MAINTENACE PAINTING AND WE ARE ALMOST DONE WITH THE LOBBY AREA.

WOMEN'S BATHROOM: No change. Eventually need a new painting job.

LANDSCAPING EQUIPMENT:

The riding Tractor will need to be replaced. It will cost us too much to repair and we will not have any warranty.
\$1453.80

HOA ACCOUNTS

This is still a working process. We have started verifying property with the apartments so far. This only included the count. We still need to verify with the county and our system. We are welcoming any volunteers that would like to help.

WEBSITE:

Is up and running.

SECURITY:

12	Pharr PD Came In
0	Criminal Mischief
8	Family Disturbance
0	Gate House Disturbance due to no Identification
0	Home Break In
0	Home Raid
2	Patrol
0	Stolen Property

0	Vehicle Break In
2	Child Welfare Check
0	911 Alarm
4	Ambulance
1	Fire Department 1- Broken Gas Pipe
0	Security for Fireworks
0	Damaged Gate

VIOLATIONS: 133 JULY 10TH-AUGUST 8TH 2023

0	6.2	Minimum size, Designated Use, Age
24	6.5	Storage
16	6.7	Off Street Parking
0	6.8	Nuisances
0	6.13	Garbage and Refuse Disposal
93	6.16	Owner's Maintenance of Yard
0	6.17	Owner's Maintenance of Residence and Accessory Buildings
50		RESOLVED
57		UNRESOLVED
93		RETURNED LETTERS

PRIORITY OF NEXT MONTH

- Potholes filled by maintenance depending on weather.
- Continue with painting the Common Area Indoors.
- Pressure Wash the outer pool area and front area of Common Area Building.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Amended and Approved by the PHOA Board of Directors on August 14, 2023

These Rules and Regulations, together with the Declaration of Covenants, Conditions, and Restrictions (Covenants) and Bylaws, are the sole sources of Rules and Regulations governing the Plantation Homeowners Association Inc. (PHOA).

The Board of Directors, pursuant to Article VIII of the Covenants, may make and enforce reasonable rules and regulations, which are put in place to maintain property values and help in the peaceful coexistence of the residents of our community. They can also serve to explain a restriction that may be less clear.

These Rules and Regulations apply to all OWNERS, renters, occupants, their families, guests, and invitees.

These Rules and Regulations supersede, replace, and have precedence over all previous Rules and Regulations on this subject matter, effective August 14, 2023.

Section A: Fines for Violations

Violation of any of the Rules and Regulations, unless otherwise indicated in a subsequent section, is subject to the following fine structure:

1. First, PHOA will give written notice to the OWNER by certified mail at the OWNER'S last known address or email (if the OWNER does not reside in the United States), as shown on the PHOA records. No fine will be imposed on the OWNER if a violation is corrected to conform to the Rules and Regulations within fifteen (15) calendar days of the certified letter or email.
2. Second, the OWNER may submit a written request for a hearing to discuss and verify facts and resolve the matter before the PHOA Board of Directors on or before fifteen (15) calendar days after the certified letter was mailed or email sent to the OWNER. The hearing date will be held within 30 days of the written request.
3. Third, suppose the OWNER does not correct the violation within fifteen (15) calendar days, and a written request for a hearing has not been submitted. In that case, the OWNER will be fined \$25.00 per day, beginning on the sixteenth (16th) calendar day of the certified letter or email until the violation is corrected.
4. Fourth, an OWNER will be responsible for the postage fees, such as sending a certified letter, for any Covenants/Rules and Regulations violations, with the exceptions being the following:
 - a. The OWNER requests a hearing and is successful in removing the violation.
 - b. The PHOA, for any reason, voids the alleged violation.

Should an OWNER delay in the payment of fines, said OWNER and fines may be referred to the PHOA's attorney for collection.

Section B: Declaration of Covenants, Conditions and Restrictions

Below is a condensed version of some of the OWNER restrictions in the Declaration of Covenants, Conditions, and Restrictions (COVENANTS) and the additional rules clarifying sections, which the PHOA Board of Directors has approved.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Section 6.4 Temporary Structures

No structures of a temporary character, basement, tent, shack, barn, servants' quarters or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently, except as herein provided. During the construction and sales period of the lots and dwelling units, DECLARANT may erect and maintain such structures as are customary in connection with such construction and sale of property, including, but without limitation, a business office, storage areas, construction yards, signs, model units, and sales office.

Rule Clarifying Section 6.4:

OWNERS can construct a shed behind their home with a maximum size of sixteen feet by sixteen feet (16' x 16'), build a carport to the side of their home, and construct a patio area with a roof behind their home as permitted in Section 6.6. OWNERS may construct/erect a canopy, sunshade, or gazebo in an enclosed (fenced) backyard for an unlimited amount of time, but in the front or side of their yard, only for a limit of one week per month. Tents may be erected only in enclosed backyards. All temporary structures must be maintained and kept on the owner's property.

Section 6.5 Storage:

No boat, boat trailer or recreational equipment, truck or heavy equipment shall be stored on any lot. No lot shall be used for storage or placement of any items other than OWNER'S private passenger vehicle (except as herein permitted). This section shall not be deemed to prohibit storage inside the OWNER'S house or garage (out of sight from the street or adjoining lots) of OWNER'S personal possessions.

No OWNER of a lot shall park, store, or keep any vehicle except wholly within the parking space designated therefor, and no OWNER shall park, store, or keep any truck, camper, boat, trailer, or aircraft, or any vehicle other than a private passenger vehicle on any parking space not enclosed and covered (garage). More specifically, no truck, camper, boat, trailer, aircraft, or any vehicle other than a private vehicle may be parked on a driveway. In no event shall any truck larger than a one (1) ton pickup be parked, stored, or kept in any parking space. No OWNER of a lot shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle on any portion of any lot, or on the COMMON AREA, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No OWNER shall park a vehicle on his driveway in such a manner that such vehicle extends into the street. No vehicle, trailer, boat or obstruction of any kind shall be allowed to park in or obstruct the alleyways.

Section 6.6 Placement:

No residence or structure shall be located on any lot nearer than ten feet (10') to the front property line, the side street property line, or the rear property line or nearer than five feet (5') to the side property line, except as permitted in this Section 6.6.

Townhouses separated by fire retardant walls may be built to both of the side property lines (zero (-0-) lot line) provided the side lot line does not abut a street.

Patio homes may be built to the side property line (zero (-0-) lot line) only on one side of the lot (as designated herein) provided that the other side yard is at least six feet (6') in width. No windows or doors shall be permitted on the "zero (-0-) lot line" side of any patio home. On lots that abut an alleyway in the rear, a garage or carport shall be set back a minimum of eighteen feet (18'):

Setback lines (if shown on the plat) shall take precedent over the minimums set out in this section.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Rule Clarifying 6.6 Placement:

Once construction has started, the structure must be completed in a maximum time of one (1) year. The OWNER may request an extension with reasonable cause by submitting a written request for a hearing to discuss and verify facts and resolve the matter at issue before the PHOA Board of Directors

Section 6.6 Placement – Section 6.6G:

No air conditioning units or other mechanical equipment located outside a residence shall be placed in the front or side yard of any lot unless completely enclosed by a wall to shield said equipment from view and to dampen any noise created by such equipment. This covenant shall not be deemed to prohibit air conditioning "window units."

Rule Clarifying Section 6.6 Placement – Section 6.6G:

An air conditioning unit or other mechanical equipment located outside a residence will be allowed to be on the side or back yard of any lot and does not need to be enclosed by a wall.

Section 6.7 Off Street Parking:

Each OWNER shall within thirty (30) days after a residence is placed on a lot provide driveway and parking facilities for off street parking for each of OWNER'S vehicles and for vehicles of guests. Provided, however, that this restriction shall not prohibit guests of OWNER from parking along the street for reasonable periods of time.

Rule Clarifying Section 6.7 Off Street Parking And Addressing Vehicle Parking Stickers:

Periods of time for parking for all OWNERS, renters, and guests along the street will be from 7 a.m. to midnight daily. Special event permits will allow for parking after midnight. However, the permit must be picked up at least eight (8) hours before the event and issued by the PHOA administration.

Violation of the Rules and Regulations for Section 6.7 Off Street Parking is subject to the following fine structure:

1. First, PHOA will notify anyone who violates the Off Street Parking rules by placing a warning letter on the vehicle's windshield. The property owner is responsible for their Off Street Parking violation and the violation of all household members, guests, and visitors. The vehicle must then be moved within 48 hours.
2. Second, if the vehicle is not moved within 48 hours, the PHOA will give written notice to the property owner of the destination address provided by the vehicle's owner at the main gate by certified mail at the property owner's last known address or email (if the property owner does not reside in the United States), as shown on the PHOA records. It follows that notice to the property owner serves as notice to all household members, guests, and visitors. No fine will be imposed on the property owner if a violation is corrected to conform to the Off Street Parking rules within five (5) calendar days of the certified letter or email being sent. Neither the property owner nor the guest may move a vehicle that is in violation of Off Street Parking and replace it with another vehicle to avoid the Off Street Parking violation.
3. Third, the property owner may submit a written request for a hearing to discuss and verify facts and resolve the matter before the PHOA Board of Directors on or before five (5) calendar days after the certified letter was mailed or email sent to the property owner. The hearing date will be held within 30 days of the written request.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

4. Fourth, suppose the property owner does not correct the Off Street Parking violation within five (5) calendar days, and a written request for a hearing has not been submitted. In that case, the property owner will be fined \$25.00 per day, beginning on the sixth (6th) calendar day of the certified letter or email until the violation is corrected.
5. Fifth, suppose the property owner corrects the Off Street Parking violation but later repeats the same offense. In that case, no further certified letter or email is required for repeat Off Street Parking violations. PHOA will place a new warning letter on the vehicle's windshield, and the property owner will be subject to an immediate fine of \$25.00 per day until the Off Street Parking violation is corrected.

Section 6.8 Nuisances:

No noxious or offensive activity shall be carried on upon any lot, or the COMMON AREA, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other OWNERS. No firearms (including BB guns or air guns) shall be discharged; no repair work, dismantling or assembling of motor vehicles, boats, trailers, or any other machinery or equipment shall be permitted in any street, driveway or yard adjacent to a street, or in the COMMON AREA. DECLARANT may designate a specific location within the COMMON AREA where minor repairs may be made.

Rule Clarifying Section 6.8 Nuisances:

No obnoxious or offensive activity/language shall be conducted on any property, the COMMON AREA, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other OWNERS or PHOA employees. Additionally, no repair work, dismantling, or assembling of motor vehicles, boats, trailers, or any other machinery or equipment shall be permitted in alleyways.

Section 6.9 Signs:

No sign of any kind shall be displayed to public view on any lot or structure (except as permitted herein). OWNERS may post notices of property for sale or rent in space to be provided in the recreational building. During initial construction and sales period of the lots, the DECLARANT and its TRANSFEREES may use signs and displays to advertise the merits of the property for sale or rent. OWNERS may display a sign not in excess of three square feet in size showing OWNER'S name and address only.

Rule Clarifying Section 6.9 Signs:

OWNERS are allowed to place one (1) "for sale" sign or one (1) "for rent" sign on their lots, but not two (2) signs. The sign cannot be in excess of three-square feet (3') in size and must be at least three feet (3') away from the curb along the street. Political signs will be limited to ninety (90) days prior to an election and ten (10) days after an election.

Section 6.10 Business:

No business of any kind shall be conducted from any residence with the exception of the business of DECLARANT and the TRANSFEREES of DECLARANT in developing all of the lots. DECLARANT and its TRANSFEREES may maintain offices as needed in the recreational building and/or a mobile home on the COMMON AREA and display signs advertising the merits of the properties.

Section 6.12 Livestock, Poultry and Pets:

No animals, livestock, poultry, birds or reptiles of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets, not to exceed a total of two (2) pets, may be kept provided that they shall not become a nuisance (in the sole judgment of DECLARANT) and are not kept, bred or maintained for any commercial purposes. All pets are to be maintained and controlled as outlined in rules published from time to time by DECLARANT. All pets must be kept on a leash when not confined to OWNER'S lot. No pets shall be allowed on the COMMON AREA or on another OWNER'S lot.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Rule Clarifying Section 6.12 Livestock, Poultry and Pets:

An owner may not leave a pet in the front portion of a lot unattended by using a restraint for more than two (2) hours. No pets shall be caged, sheltered, or placed in a kennel in view of anyone in the street. Every pet owner shall be responsible for following the City of Pharr and Texas laws.

Section 6.13 Garbage and Refuse Disposal:

No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in clean and sanitary condition. All refuse shall be placed in plastic bags in accordance with the regulations of the City of Pharr and shall be placed at curbside not more than twelve (12) hours prior to scheduled pickup.

Rule Clarifying Section 6.13 Garbage and Refuse Disposal:

Per regulations of the City of Pharr, do not place brush or debris on empty lots, and do not place construction materials, tires, batteries, or refrigeration units out for collection. You are allowed to put brush out up to one (1) week early.

All trash shall be placed in a waste container at the curbside not more than twelve (12) hours before scheduled pickup. The container should in NO way interfere with vehicular traffic. Remove the waste container from the curbside and place it alongside or at the rear of your residence by 10 a.m. on the day following trash pickup.

Violation of the Rules and Regulations for Garbage and Refuse Disposal is subject to the following fine structure:

1. First, PHOA will give written notice to the OWNER by certified mail at the OWNER'S last known address or email (if the OWNER does not reside in the United States), as shown on the PHOA records. No fine will be imposed on the OWNER if a violation is corrected to conform to the Garbage and Refuse Disposal rules within five (5) calendar days of the certified letter or email. If the violation concerns the waste container, PHOA will place a warning letter on the waste container.
2. Second, the OWNER may submit a written request for a hearing to discuss and verify facts and resolve the matter before the PHOA Board of Directors on or before five (5) calendar days after the certified letter was mailed or email sent to the OWNER. The hearing date will be held within 30 days of the written request.
3. Third, suppose the OWNER does not correct the Garbage and Refuse Disposal violation within five (5) calendar days, and a written request for a hearing has not been submitted. In that case, the OWNER will be fined \$25.00 per day, beginning on the sixth (6th) calendar day of the certified letter or email until the violation is corrected.
4. Fourth, an OWNER will be responsible for the postage fees, such as sending a certified letter, for any Covenants/Rules and Regulations violations, with the exceptions being the following:
 - c. OWNER requests a hearing and is successful in removing the violation.
 - d. The PHOA, for any reason, voids the alleged violation.

Section 6.14 Obstruction of Sight Lines:

No fence, wall, or hedge shall be built or maintained nearer than ten feet (10') to the front lot line of any lot or side lot line on corner lots. An exception shall be made in the case of retaining walls of not over twelve inches (12") above the ground. No fence, wall or hedge or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Section 6.16 OWNER'S Maintenance of Yard:

The OWNER shall keep and maintain his yard (including the area between the lot line and the curb and all easements located thereon) in good condition and shall keep the grass cut and not allow an excessive amount of weeds or undergrowth to grow on the lot. In the event OWNER should fail to keep this condition and covenant, the DECLARANT is hereby authorized to have the grass cut on the OWNER'S yard and the OWNER agrees to reimburse the DECLARANT for the cost thereof.

Rule Clarifying Section 6.16 OWNER'S Maintenance of Yard:

The OWNER of any property shall not allow grass, weeds, or brush of any description to grow or flourish thereon without having such grass, weeds, or brush cut and kept cut short at all times to a height not greater than twelve inches (12") from the surface of the ground. It shall also be the duty of an OWNER, tenant, or occupant of properties abutting a street/alleyway to keep the street/alleyway clear of obstructions caused by intruding and overhanging brush and/or tree limbs. There must be a clearance from curb to curb by sixteen feet (16') high for vehicles to enter the street/alleyway, and the street/alleyway bed must be reasonably free of debris and passable to the vehicle.

Violation of the Rules and Regulations for Section 6.16 OWNER'S Maintenance of Yard is subject to the fine structure as indicated in Section A: Fines for Violations with an additional fifth step, which is outlined below.

5. Fifth, if the OWNER'S Maintenance of Yard violation has not been corrected by fifteen (15) calendar days of the certified letter or email, and a written request for a hearing has not been submitted, the OWNER'S lot will be mowed and cleared at the OWNER'S expense of \$125.00, and the OWNER will be responsible for the postage fees, such as sending a certified letter, for any Covenants/Rules and Regulations violations, with the exceptions being the following:
 - a. OWNER requests a hearing and is successful in removing the violation.
 - b. The PHOA, for any reason, voids the alleged violation.

Section 6.17 OWNER'S Maintenance of Residence and Accessory Buildings:

All mobile homes shall have skirting installed within thirty (30) days after a mobile home is placed on the lot, and the bottom edge of the home must be higher than twenty-four inches (24") above the ground at the highest point.

The OWNER shall maintain and keep in good repair and condition the residence and any and all accessory buildings, or structures appurtenant thereto, and further agrees to promptly repair any damage to the residence, or such structures, caused by storms, hail, fires, or other acts of God, or which may be caused from general wear and tear.

Rule Clarifying Section 6.17 OWNER'S Maintenance of Residence and Accessory Buildings:

Vertical blinds, mini blinds, draperies, curtains, and shutters are acceptable window coverings. Aluminum foil, newspaper, sheets, cardboard, and paint are not permitted as a window covering.

Section 6.18 Cloths Lines:

No clothing or other items may be hung to dry in view of anyone in the street. Only umbrella type clothes lines shall be permitted on the rear portion of the lot, out of sight from any street.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Section C: Committees

In order to assure that all monetary activities at the Plantation Homeowners Association (PHOA) Inc. conform to the Texas laws and accounting principles governing homeowner's associations, and do not constitute an undue liability to PHOA or privilege to any group or person, the following policies are established effective the date of board approval.

These policies pertain to Committees formed by PHOA associates/members who collect money and incur expenses on behalf of PHOA activities and seek exclusivity of PHOA facilities. Such authorized PHOA Committees have the following benefits and responsibilities:

- 1.) The PHOA Board must approve the Committees by means of a resolution that states their duties, objectives, and powers. Management will be responsible for Board Approval; final approval will be notified after the Board has authorized it.
- 2.) Registration of Committees is to consist of:
 - a. A written request for authorization.
 - b. The naming of a chairperson and treasurer.
 - c. Acceptance of the PHOA regulations.
 - d. Approval by the PHOA management after authorization by the PHOA Board.
- 3.) All activities by approved Committees are subject to the availability of PHOA installations for the date(s) they request and to the regulations established by PHOA for their usage.
- 4.) Management will support the Committee's activities using PHOA facilities and equipment wherever possible and reasonable.
- 5.) All monies collected by or for the Committees will be deposited to the PHOA general account to a Liability Account ledger item for the approved Committee.
- 6.) The Committee's registered chairperson and/or treasurer will be the only persons allowed to request funds from a favorable balance in the ledger item for the Committee. All expenses must conform to standard accounting expenses and be backed by valid receipts. Expenses without valid receipts must be avoided.
- 7.) Any modifications, betterments, additions, or changes to the PHOA facilities by the Committee must be approved by the PHOA management.
- 8.) If a Committee is disbanded or otherwise ceases to exist, the ledger item funds will revert to PHOA.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Section D: Swimming Pool/Jacuzzi

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. Regular pool hours are 9 a.m. to 8 p.m. every day, except closed on Monday. Summer pool hours (June 1 – August 31) are 9 a.m. to 10 p.m. every day, except closed on Monday.
2. Residents 15 years and older must have an Activity Pass to enter the swimming pool/Jacuzzi area. Please be advised that no one without the Activity Pass will be allowed in the pool area. Replacement Activity Cards will be sold at the cost of \$15 each.
3. Only residents and their guests are allowed to use the facilities. Residents are allowed up to four (4) guests per household, with a maximum total of seven (7) residents/guests per household. A resident must always accompany guests.
4. No children under 15 are allowed in the swimming pool and Jacuzzi areas without an adult resident. No children under 12 years old are permitted in the Jacuzzi.
5. No food or drinks are allowed in the Jacuzzi or swimming pool area. Food and drinks are only permitted in the table area. However, NO alcoholic beverages are allowed.
6. No glass containers are allowed in the swimming pool, Jacuzzi, or table areas.
7. Swimmers must wear swimsuits. Cut-off shorts, clothing with buttons, and colored shirts are not allowed. Babies must wear swim diapers.
8. Shower before entering the swimming pool or Jacuzzi.
9. Avoid using the pool if you and/or your child have stomach problems.
10. Absolutely no horseplay is allowed at any time.
11. Small rafts or inflated objects are allowed only in the large swimming pool.
12. No liquids or substances are dispensed into the swimming pool or Jacuzzi unless approved by the PHOA Manager.
13. No balloons or plastic bags, which can damage the pool's filter system, are allowed in the swimming pool or Jacuzzi areas.

Any violation of these Swimming Pool/Jacuzzi rules will result in the following:

- a. First offense, a warning.
- b. Second offense, suspension of the pool area, including pools and hot tub, for a period of 15 days.
- c. Third offense or more within a one-year period, suspension of pool area, including pools and hot tub, for a period of 30 days.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Section E: Plantation Gate Procedures

1. No person will be allowed through the main gate unless they are an identified OWNER, renter, or guest/visitor and comply with the following rules 2-7.
2. All OWNERS/renters are required to register their vehicles at the Activity Center.
3. Every person entering the Plantation without a current Vehicle Remote Access Sticker (including OWNERS/renters) must submit a valid picture identification and register with the main gate personnel. The time, date, name, address, and car license number will be recorded for OWNERS/renters and non-residents. A destination address must be provided.
4. A valid Remote Access Sticker must be on the vehicle when using the automatic gate. Access stickers will be sold at a rate of \$20 each to an OWNER/renter for as long as the OWNER/renter owns the vehicle. Replacement stickers will be sold at the cost of \$20 each.
5. No OWNER/renter can allow a vehicle to follow them through or open the gate to allow another car to pass through the automatic gate. PHOA security will disable the OWNER'S/renter's Remote Access Sticker for each incident. Security will contact the OWNER/renter and require them to have the visitor return to the gate and register their vehicle.
6. The Pharr Police Department will be called to maintain order and safety whenever necessary.
7. Guests/visitors are welcome into the PHOA community. OWNERS/renters are encouraged to inform PHOA Security in advance about expected guests/visitors. A guest/visitor who arrives between 10 p.m. and 7 a.m. may not be allowed entrance to the property unless such advance notice has been provided or PHOA Security can contact the OWNER/renter. PHOA Security will notify the OWNER/renter by calling the phone number on the PHOA OWNER'S Contact List. The OWNER/renter is responsible for providing PHOA management with a current phone number for the PHOA OWNER'S Contact List. An OWNER/renter can escort their guests/visitors to the property by visiting with PHOA Security in person at the entrance.

Section F: Registration of Renters

OWNERS who rent their homes must fill out a Renter's Application to register their renters before they are given access to the PHOA community as residents. OWNERS will pay \$40 for the Renter's Application, which includes one (1) Vehicle Remote Access Sticker and an Activity Pass for the renter.

The OWNER must do the registration process during regular working hours and will involve indicating the time length of the rental and the names of the persons residing in the home.

Renters who have not been registered will not be allowed to enter through the residents' automatic gate, nor will they be issued an Activity Pass.

PLANTATION HOMEOWNERS ASSOCIATION INC.

Rules and Regulations

Section G: New Home Construction

Any new home construction on a PHOA lot must meet the following criteria.

1. A residential building permit must be obtained or be able to be obtained, prior to construction, from the City of Pharr.
2. The builder must provide a container for debris as required by the City of Pharr. Failure to properly maintain the container for debris will be considered a violation.
3. The type of single-residence home being built or placed on a lot must be equal to or upgraded to the type of existing homes on the street where the home is being constructed.
4. The PHOA reserves the right to make the final decision regarding new home constructions or placement of mobile homes on PHOA lots.