

PLANTATION HOMEOWNERS' ASSOCIATION INC.

Rules and Regulations

Amended and Approved by the PHOA Board of Directors on December 8, 2025

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 the subject matter, adopted December 8, 2025.

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 and email, 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 (15) calendar days of the certified letter or email, unless specified otherwise below.
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, obtaining any incident reports, for any Covenants/Rules and Regulations violation, 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.
5. Should an OWNER delay in the payment of fines, said OWNER and fines may be referred to the PHOA attorney for collection.

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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.

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 Temporary Structures

OWNERS can construct a shed behind their home with a maximum size of 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 OWNERS 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 there for, 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.

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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-) 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 the other side yard is at least six feet (6') in width. No windows or door 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.

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 backyard 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.

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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 7:00am to midnight daily. Special event permits will allow 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 OWNER by certified mail at the OWNER'S last known address and email, 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.
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 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.
6. Sixth, 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.

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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 to the other OWNERS. No firearms (including SB 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.

Rules Clarifying Section 6.8 Nuisances:

1. No obnoxious or offensive activity shall be carried on upon 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 machinery or equipment shall be permitted in alleyways.
2. Any disruption or disturbance at any PHOA meeting or activity by a Homeowner/Renter/Resident will be considered a "nuisance" event under the PHOA Covenants/ Rules & Regulations and subject to a fine (\$500 max) and /or a temporary suspension of usage of the PHOA Activity Center for 90 days. (Suspension will be doubled for each recurring offense). The first offense will result in a written warning by email or certified mail. A repeat offense will result in a fine and / or suspension being imposed. Any fine will be added to the property owner's or Landlord's PHOA account.

Rule Clarifying 6.8 Nuisances – Property Damage:

Homeowner/Renter/Resident will be held accountable for any destruction of the Common Area. An email will be sent to the Violator, stating cost of repair and / or replacement, Plus all fees (Certified Mail, Incident report, etc.) After five (5) days a Certified Letter will be sent. The total cost will be imposed on the Property Owner's or Landlord's PHOA account.

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 the initial construction and 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.

Violation of this section will result in immediate and irreparable loss in property value to DECLARANT and the OWNERS. In addition to all other legal remedies provided herein, any OWNER who commits or permits any violation of this covenant shall pay the sum of \$25.00 per day as minimum damages to DECLARANT, its successors and assigns.

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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 more than 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.

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.

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Rule Clarifying 6.13 Garbage and Refuse Disposal:

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

All trash shall be placed in a waste container at the curbside not more than 24 hours before scheduled pick-up. The container should in NO way interfere with vehicle traffic. Remove the waste container from the curbside and place it alongside or at the rear of residence by 10am 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 and email, 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 mail or email.
2. Second, if the violation concerns the waste container, then PHOA will place a warning letter on the waste container. The waste container must then be moved within 48 hours. If the waste container is not moved within 48 hours, the PHOA will give written notice to the OWNER by certified mail at the OWNER'S last known address and email, as shown on the PHOA records. No fine will be imposed on the property 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 being sent.
3. Third, 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.
4. Fourth, 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.
5. Fifth, suppose the property owner corrects the Garbage and Refuse Disposal violation, but later repeats the same offense. In that case, no further certified letter or email is required for Garbage and Refuse Disposal Violations. PHOA will place a new warning letter on the waste container, and the property owner will be subject to an immediate fine of \$25.00 per day until the Garbage and Refuse Disposal violation is corrected.
6. Sixth, 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. OWNER requests a hearing and is successful in removing the violation.
 - b. The PHOA for any reason, voids the alleged violation

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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.

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 (12) inches 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 the 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 Regulation 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 and sixth step, which is outlined below.

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 for hearing has not been submitted, the OWNER'S lot will be mowed and cleared at the OWNER'S expensive of \$125.00, and the OWNER will be responsible for the postage fees, such as sending a certified letter, for any Covenant/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

Sixth, Suppose the owner corrects the violation, but later repeats the same offense within six months, The PHOA has a right to take further action without notice, because this is considered a continuation of The Original offence. However, if later the owner repeats the same offence after six months it will be Considered a new offence.

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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 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.

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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 associations, and do not constitute an undue liability to PHOA or privilege to any group or person, the following polices are established effective the date of board approval.

These polices 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 announced after the Board has authorized its approval.
- 2) Registration of Committees is to consist of:
 - a) A written request for authorization.
 - b) The name of the Chairperson and Treasurer.
 - c) Acceptance of the PHOA regulations.
- 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) The registered Chairperson and/or Treasurer will be accountable by ledger for any or all Monies collected or obtained by the 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.

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Section D: Swimming Pools/Jacuzzi
No Lifeguard on Duty – Swim At Your Own Risk

1. The PHOA Management will be responsible for Setting the Pool/Jacuzzi hours of operation.
2. Residents 15 years and older must have an Activity Pass to enter the Swimming/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/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 offence, suspension of the pool area, including pools and Jacuzzi, for a period of 15 days.

Third offense or more within a one-year period, suspension of pool area including pools and Jacuzzi, for a period of 30 days

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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 2-8.
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 nonresidents. A destination 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.
8. All Contractors must provide a Construction Site Address.

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Section F: Registration of Renters

OWNERS who rent their homes must fill out a Renters 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. OWNERS have 30 Days to register their Renters, after which the Registration Fee will become \$120.

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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.


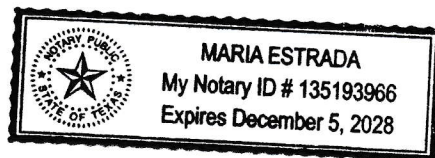
The foregoing Rules and Regulations were adopted on the 8th day of December 2025.



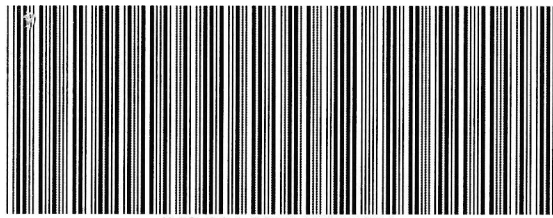
Rick Carrillo / President
Plantation South Home Owners Association
DBA: Plantation Homeowners' Association, Inc.
600 Plantation Drive, Pharr, Texas 78577

THE STATE OF TEXAS
COUNTY OF HILDAGO

This Instrument was acknowledged before me on the 11th day of December, 2025
By Rick Carrillo the President of Plantation Homeowners' Association, Inc.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



VG-961-2025-3707668

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3707668

Billable Pages: 14

Recorded On: December 11, 2025 03:53 PM

Number of Pages: 15

RESTRICTIONS

*****Examined and Charged as Follows*****

Total Recording: \$ 87.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3707668
Receipt No: 20251211000305
Recorded On: December 11, 2025 03:53 PM
Deputy Clerk: Erika Gonzalez
Station: CH-1-CC-K35

Record and Return To:

RICKY CARRILLO
2804 CHARLOTTE DRIVE
PHARR TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas