

**RULES, REGULATIONS, AND GUIDELINES
For Sunrise Shores Property Owners**

The following are updated conditions originally set forth in the original Declaration of Covenants, Conditions, and Requirements for property owners of real property within the Sunrise Shores Community. They are updated and repeated here for general knowledge of how the Community is intended to operate.

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Section 1 Use of Parks, Boat Ramps, and Community Center

Use of these private properties is reserved for individuals and their families who have purchased the rights to use them by either paying the annual assessments or buying as associate membership.

Please remember to show your membership card and/or wristband if asked to verify membership.

The Community Center may be rented for use as described in the Community Center Rental Agreement.

Section 2 Curfew

All parks have a curfew of 10:00 pm and boat ramps have a curfew of midnight.

No loitering is allowed after the curfew.

Section 3 Burning Requirements

Please be aware of the rules and regulations from Henderson County for burning on your property.

- All trash should be contained in a barrel before burning.
- When burning brush or leaves a barrel is not required.
- The burning of furniture, tires, plastics or any potentially explosive matter is prohibited.
- Please be aware of how the smoke is affecting your neighbors.

Section 4 Occupancy Restrictions

All dwellings shall be used and occupied for single-family residence purposes only.

Section 5 Construction Requirements General

No new construction or addition of any structure for the purposes of living in the structure (mobile home, motor home, travel trailer, etc.) shall be permitted without approval of the Association in advance.

This approval shall be granted to ensure compliance with the restrictions stated herein and shall not be withheld for reasons not contained herein.

Section 6 Permanent Home Site Requirements

Each permanent home shall contain not less than six hundred (600) square feet as measured from the outside perimeter of the building.
Each permanent home shall be built on a lot or lots containing a combined minimum of six thousand (6,000) square feet.

Construction must be completed within six (6) months of the start of construction for any and all elements of the home site (home, garage, auxiliary buildings).

Section 7 Mobile Home Site Requirements

Mobile homes shall be not less than six hundred (600) square feet in size as measured from the outside perimeter of the building exclusive of any porches, breezeways, and garages.

Mobile homes installed after January 2021 shall not be older than ten (10) years on the date of installation-without POA Board advance approval.

Mobile homes shall be properly tied down, underpinned, and skirted within ninety (90) days of occupancy.

Section 8 Recreational Vehicle Occupancy Requirements

Temporary occupancy of a recreational vehicle shall be permitted. Long-term temporary occupancy requires proper tie downs.

Section 9 Set Back Requirements

No building or structure shall be nearer than fifteen (15) feet from the front property line.

No building or structure on Block 1 (those lots with lake frontage) shall not be nearer than twenty (20) feet from the front property line.

No building or structure on Block 1 shall be placed within one (1) foot of the three hundred fifty-five (355) Mean Sea Level (MSL) line without approval from the Upper Neches River Authority and filed with the Association.

No building or structure shall be nearer than five (5) feet from either side of the property line nearest to the adjoining property.

Section 10 On-Site Sewage (Septic) Requirements

All lavatories, toilets, and bath facilities shall be connected to an adequate septic system.

Any home, motor home, recreational vehicle equipped with a lavatory, toilet, or bath facility shall be connected to an adequate septic system before occupancy unless the septic system is self-contained within the vehicle.

No outdoor lavatories, toilets, or bath facilities are permitted.

All septic tank installation and maintenance shall be conducted in accordance with Texas Administrative Code, Title 30, Chapter 285 On-Site Sewage Facilities as well as any other applicable State and County Health requirements.

No septic tank or field line of a septic system shall be nearer than twenty-five (25) feet to the three hundred fifty-five (355) MSL line.

No grey wastewater, pool water, or hot tub water shall be dumped or allowed to run across another member's lot(s), common property, drainage ditch, or road.

Section 11 Utility Easements

The Association hereby reserves the right to grant perpetual, nonexclusive easements for utility providers.

This easement may be upon, across, over, through and/or under any portion of the Common Area or any portion of any Lot outside of the permitted building area of such Lot.

This easement provides for entry and exit in connection with the installation, replacement, repair, maintenance, use and operation of all utility and service lines and service systems, public and private, including without limitation cable television.

The property owner(s) is responsible for any interaction with the utility providers to ensure that maintenance actions are completed in a timely manner and any impact to their property has been properly completed.

Section 12 General Maintenance

Owners shall be responsible for the appearance and condition of their residence and shall keep and maintain their property in a neat, clean, orderly, and visually appealing condition.

The Association may take enforcement actions in accordance with the Bylaws in the event that an owner fails to:

- (a) Control weeds, grass, or other unsightly growth;
- (b) Remove trash, rubble, or other debris; or
- (c) Exercise reasonable care to prevent or remedy any unclean or unsightly condition.
- (d) Wrecked, inoperable, or non-registered vehicles shall be garaged or will be reported to Henderson County for disposal as nuisance vehicles.

Section 13 Speed Limits

The speed limit within the subdivision is 30 Miles Per Hour (MPH)

Section 14 Members Responsibility for Guests

Members shall be responsible for the actions of their guests while they are within the Subdivision property and shall ensure that all rules and regulations are obeyed.

Section 15 Rezoning Prohibited

No Lot shall be rezoned to any classification allowing commercial or institutional use without the express consent of the Association.

The Association may enforce this by obtaining an injunction against any unapproved rezoning at the expense of the enjoined party.

Section 16 Hunting and Firearms

No hunting or discharge of firearms shall be permitted on any lot or in any part of the property.

Section 17 Off-Road Vehicles

Golf carts and Off-Road vehicles are permitted provided they shall be operated in a manner that is safe and not offensive to the owners.

Minors, under 14 years of age, are not allowed to operate without direct adult supervision.

Any vehicle operated after dark is required to have headlights and taillights.

Section 18 Signs

Signs shall be limited by the following restrictions:

- (a) For Sale Signs
An Owner may erect up to two (2) signs advertising the Lot for sale.
- (b) Homeowner decorations including, but not limited to, flags, banners, yard art that are normal to the celebration of holidays, school affiliation, religious displays, and security services are permitted.
- (c) The United States Flag may be properly flown in accordance with the Freedom to Display the American Flag Act of 2005 (H.R.42)
- (d) Event / political signs are permitted.

Section 19 Garbage and Refuse Disposal

No Lot shall be used or maintained as a dumping ground for rubbish.

Trash, recyclables, garbage or other waste shall be disposed of in accordance with procedures approved by the County of Henderson.

Section 20 Driveways

Driveways shall not impede the orderly flow of water.

All culverts under a driveway shall be a minimum of twelve (12) inches in diameter and shall be designed to manage the orderly flow of water under the driveway without restriction.

Section 21 Livestock and Poultry

Henderson County Rules and Ordinances apply.

Section 22 Domesticated Household Pets

Domesticated household pets such as, but not limited to, dogs and cats may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

No more than four (4) dogs shall be kept by an owner on his lot or lots. All pets must be kept in sanitary conditions and not present a public or neighborhood nuisance.

All domesticated household pets shall be properly vaccinated and be constrained to the owner’s lot(s) by suitable fencing.

Dogs creating a public nuisance with loud and excessive barking should be relocated.

All household pets shall be on a leash in accordance with Henderson County Ordinance when not constrained to the owners’ lot(s).

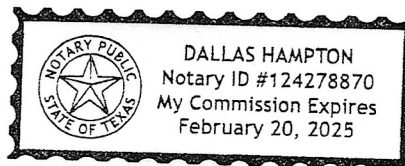
State of Texas, County of Henderson

This instrument was acknowledged before me on 5/17/2022 by Christi Huckabee as President of Sunrise Shores POA.

For the Association:

Christi Huckabee

5/17/2022
Robby Hampton



Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00013171

As

Recorded On: 07/13/2022 10:54 AM Recordings - Land

Parties: SUNRISE SHORES

To: PUBLIC

Number of Pages: 8 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 50.00

File Information:

Document Number: 2022-00013171

Receipt Number: 2022-13892

Recorded Date/Time: 07/13/2022 10:54 AM

Recorded By: Sonia Gonzalez

*******DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*******

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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

SUNRISE SHORES
4593 SUNRISE DR

CHANDLER, TX 75758

