

**CERTIFICATE OF RULES OF
THE VILLAS OF SOUTH PADRE OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

KNOW ALL MEN BY THESE PRESENTS:

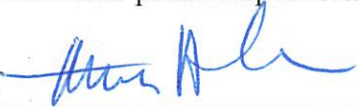
The undersigned, being the Manager of SPI Las Villas Owners Association, Inc., hereby certifies the following:

1) Whereas, The Villas of South Padre, Inc., a Texas corporation, made and executed, on December 1, 2004, the Fourth Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements, hereinafter referred to as "Declaration," such Declaration being duly recorded at Volume 10952, Page 193 et seq., of the Official Public Records of Cameron County, Texas; and

2) The Villas of South Padre Owners Association, Inc., a Texas non-profit corporation, through its Board of Directors, as authorized by its Declaration, is authorized to interpret, enforce, amend, and repeal the Rules and Regulations identified and incorporated into the Governing Documents, and accordingly, the board of directors has adopted and established the "THE VILLAS OF SOUTH PADRE HOA RULES FOR RENTERS" attached hereto and incorporated fully as **Exhibit "1"** (consisting of 4 pages).

SIGNED this 13th day of August, 2024.

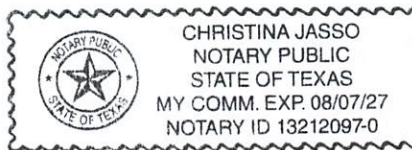
THE VILLAS OF SOUTH PADRE OWNERS ASSOCIATION, INC.
A Texas non-profit corporation

By: 
Pat Marchan, Manager

STATE OF TEXAS §
COUNTY OF CAMERON §

This instrument was acknowledged before me, the undersigned authority, by Pat Marchan, manager of and on behalf of The Villas of South Padre Owners Association, Inc., a Texas non-profit corporation this the 13th day of August, 2024.


Notary Public, State of Texas



THE VILLAS OF SOUTH PADRE HOA

Rules for Renters

July 1, 2024

VSP owners and the guests of VSP owners may use all amenities. VSP renters may use all amenities except Club House and Fitness Center.

Las Villas owners, guests, and renters may only use the roadway to the beach and beach access. None of the VSP amenities are available for their use.

1. Rules will be included as part of the rental contract. The person who signs the contract is responsible for the actions of all persons staying at the rental property. The Rental Agency will post the rules, codes, etc., inside the rental house.
 - a. Renters will be issued a "Welcome Packet" by the gate house upon arrival. Packet will contain appropriate number of wrist bands, parking passes (maximum of 4), copy of VSP Renter Information, and a copy of any Chamber of Commerce booklets on South Padre Island if available. Wrist Bands must be worn by all renters at all times. This is a year-round requirement.
 - b. All rentals must be for a minimum of 3 nights and 4 days.
2. Rentals are available to families only.
3. Renters attempting to photocopy or otherwise duplicate wrist bands and/or parking passes are subject to being evicted.
4. The maximum number of occupants will be a function of the number of bedrooms within the property. These numbers are in compliance with HUD "Guidelines for Rental Occupancy":
 - a. 5 or more bedrooms – 12
 - b. 4 bedrooms – 10
 - c. 3 bedrooms – 8
5. Renters will not be allowed to have visitors or guests in excess of those actually staying at the property. This rule will be strictly enforced with no exceptions. "Guests" will be escorted off the property and renters may be subject to eviction.
6. All renters' vehicles must be parked completely within the boundaries of the rental property driveway and/or rental property garage for overnight parking. Failure to comply may lead to ticketing and/or towing. Maximum number of vehicles is 4.
7. All vehicles must display a "hang tag" from the interior rearview mirror at all times when entering and while on the property.
8. Overnight on the street parking is not allowed.
9. Renters will not be given gate codes. They must register at the gate house and entry is through the gate guard only. In the event the guard is temporarily absent from his post, the guard may be reached at (956) 299-5675, or dial 40 on the security gate keypad.

10. Rental Owners and Rental Agency must provide a 24-hour phone number for a local contact in the event of rule violations.
11. Renters must abide by the noise limits established by the City of South Padre and adhered to by the Home Owners Association of the Villas of South Padre.
12. In the event of unruly behavior or failure to comply with the instructions from Gate Security Personnel, South Padre Island police officers may be asked to respond. Renters are expected to comply with the City of South Padre noise ordinance. Should renters continue to create a disturbance by not complying with the rules contained herein, they may be evicted from the property.
13. Renters must use the beach access gate. Code for gate is to be provided by the Rental Agency and will be periodically changed.
14. Any climbing over the fences or walking through the beach dunes is grounds for eviction from the property.
15. Renters are allowed use of the following amenities:
 - a. Beach access
 - b. Swimming pool, wading pool, and spa
 - c. Playground
 - d. Tennis court
 - e. All posted rules will apply in those areas.
16. Renters are not allowed use of the following amenities:
 - a. Club House
 - b. Fitness Center
17. Only propane gas or electric grills are permitted. Charcoal grills are not allowed.
18. No glass of any type is allowed in the pool area or on the beach. The City of South Padre will confiscate any glass container, ticket you, and fine you if glass is present on the beach,
19. If you have a pet and walk it on the property or on the beach, please clean-up after it.
20. Boats, trailers, RV's, and oversize vehicles must be stored completely in the garage with the door closed, in accordance with the Homeowners Association governing documents. Otherwise, renters must secure off-site parking for any of the above.
21. Property clean-up must start within one hour after check-out. Trash must be removed from the property or placed in a solid trash receptacle for regular trash pick-up, with lid closed. Failure to comply may result in assessment of a fine in accordance with the information below.
22. Failure to follow the rules may result in loss of privileges to use amenities and/or rental privileges for the Rental owner and the Rental Agency in the Villas of South Padre.

RULES FOR RENTAL AGENCIES

1. Rental agencies must ensure primary renter executing rental agreement is the head of the family renting the property and will be present during rental period. The head of household must be at least 25 years of age.
2. Rental agencies are responsible for providing a copy of rental rules to each renter and ensuring he/she fully understands the rules.
3. Rental companies must notify Villas of South Padre Property Management Company. of upcoming rentals a minimum of 3 working days in advance. This will allow Property Management adequate time to prepare rental packets and information to be forwarded to Security.
4. All rentals must be for a minimum of 3 nights and 4 days.

RULES FOR RENTERS – SECURITY COMPANY’S ENFORCEMENT

1. Issue hang tags for vehicles and log the plates of vehicles. Print license plate number on each hang tag. Check license number on hang tag and compare to vehicle license plate each time vehicle enters property. If they do not match, confiscate tag, and deny entry to vehicle.
2. Reinforce rules for renters at time of entry onto property.
3. Require renter of property to sign a document that he/she has received a copy of Villas Information for Renters upon entry to the Villas property.

RULES FOR HOMEOWNERS RENTING PROPERTY

1. Each homeowner renting their property must have a City of South Padre Short Term Rental (STR) certificate, with a copy of the certificate number on file with the Villas Property Management. Failure to have a current STR certificate will result in the immediate revocation of rental privileges.
2. Homeowners are ultimately responsible for ensuring renters adhere to rules specified above. Failure to do so may result in the homeowner being fined.
3. Process to be followed in the event of a violation of rules:
 - a. Violations will be documented. (security log, photos, etc.)
 - b. Property management will notify homeowner and Rental Agency of the violation.
 - c. Following fines will be adhered to:
 - i. First offense – notification
 - ii. Second offense – fine of \$250
 - iii. Third offense – fine of \$500
 - iv. Fourth offense – fine of \$1,000 and loss of all amenity privileges for a period of 2 years
4. Long-term renters in excess of 6 months will have access to Club House and Fitness Center, providing the homeowner has accepted responsibility for any damages.

5. Homeowners are asked not to provide gate access codes to anyone other than immediate family members.
6. Homeowners renting property are required to have 2 trash cans issued by Republic Waste.
7. No unit shall be rented unless it is through one of the rental agencies or companies approved by the Board of Directors of Villas of South Padre Homeowners Association. Those agencies currently include SPI Rentals, Furcron, South Padre Beach House Rentals, Coastal Lifestyles, Padre Island Rentals, Padre Getaways, Rent-On-Padre, Franke Rentals, and other rental agencies that may operate in the future that meet the requirements for managing rental property in the Villas of South Padre.
8. The owner and rental agent may agree that the agent shall provide only a "key service". For rentals by owners with key service providers, key service providers should "act" as a rental agent.
9. Key service shall be defined as on-site (at the Villas of South Padre) check-in by the agent and is to include agreement by agent and authority given to agent by owner for agent to perform eviction and rule enforcement. Likewise, all approved agencies must agree to perform ON-SITE KEY SERVICE and to perform eviction and rule enforcement services for the owners who rent their properties.
10. Any key service provider not listed in item 6 above must be approved by the Homeowners Association Board of Directors prior to becoming the key service agent.
11. Property Management will prepare a "Welcome Packet" for each renter. This packet will contain the appropriate number of wrist bands, parking tags (maximum of 4), a copy of The Villas Information For Renters, and a copy of any Chamber of Commerce South Padre Island Visitors booklet if available. The cost for materials and assembly of the packet, and the additional security needs for rental guests will be as follows:
 - a. A rental packet fee of \$150 per short-term rental. A short-term rental is any single rental less than 30 days duration in compliance with the City of South Padre short term rental ordinance. The total amount of rental packet fees will be reflected in the Rental Agency bill at the end of each month or directly to the homeowner with each quarterly invoice if they select a key service only option. This fee can be increased or decreased at any time by the Villas Homeowners Association Board of Directors.
 - b. A rental packet fee of \$150 per each 30 days, or any part of a 30-day rental in excess of each 30-day period of a long-term rental. A long-term rental is any single rental for more than 30 days duration in compliance with the City of South Padre short term rental ordinance. The total amount of rental packet fees will be reflected in the Rental agency bill at the end of each month, or directly to the homeowner with each quarterly invoice if they select a key service only option. This fee can be increased or decreased at any time by the Villas Homeowners Association Board of Directors.
 - c. Long-term rentals (as described above) must pay a \$25 per wrist band refundable deposit for a long-term silicone wrist band. The \$25 deposit will be refunded for each wrist band that is returned at the end of the rental.
12. Property Management requires a 72-hour advance written notice for any rental.
13. No laundry, clothing, wet suits, towels, etc., may be hung on gates, fences, light fixtures, driveway, and anywhere it would be visible from the front view of the residence. This is a Villas Homeowners Association governing document rule.
14. Garage doors must be closed if renters are not in the garage or outside in the front of the property. This is a Villas Homeowners Association governing document rule.

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2024-28759

eRecording - Real Property

Recorded On: August 14, 2024 03:35 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$51.00

******* 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.

File Information:

Document Number: 28759
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Recorded Date/Time: August 14, 2024 03:35 PM
User: Noemi D
Station: CC-22-5759

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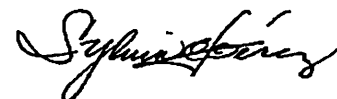
CSC Global
835 E LEVEE
BROWNSVILLE TX 78520



**STATE OF TEXAS
COUNTY OF CAMERON**

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 County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX

A handwritten signature in cursive script, appearing to read "Sylvia Garza-Perez".