

**SUNSHINE COUNTRY CLUB ESTATES
PROPERTY OWNERS ASSOCIATION, INC.**

**Rules and Regulations
Pertaining to Leasing and Occupancy of Units**

WHEREAS, the Board of Directors (the "Board") of Sunshine Estates Property Owners Association, Inc., (the "Association") finds that there is a need to establish orderly procedures related to the leasing and occupancy of units in the Association; and

WHEREAS, pursuant to Section 4.01 of the Bylaws, the Board of Directors shall have the responsibility and authority to prescribe rules and regulations covering the use of the common areas, streets, utilities, and other portions of the properties, and not specifically reserved to the membership by the Declaration, Articles of Incorporation, or by other provisions of these Bylaws; and

WHEREAS, the Board has determined that it is in the best interests of the Association for it to promulgate Rules and Regulations pertaining to leasing and occupancy of units throughout the Association; and

NOW, THEREFORE, IT IS RESOLVED that the following Leasing and Residential Policies are established for the imposition of fees in Sunshine Country Club Estates, Inc., as follows:

1. All leases of residences in the Sunshine Country Club Estates subdivision shall include language requiring that any occupancy must include at least one resident of the age of 55 or over and that no person less than 18 years of age may reside more than 30 days within a 12-month calendar year;
2. Any occupant that is of the age of 55 years or over to comply with Section 1, shall be required to be a named individual on the lease for same;
3. Any lease must allow the leaseholder to have access and rental rights to the entire unit. Thus, no properties can be leased for less than the total area of the unit, i.e., an Owner cannot lease/rent one bedroom from his unit;
4. No more than two (2) adults shall occupy or reside in any dwelling in Sunshine Country Club Estates subdivision, except as temporary guests. Individual adult guests, where the number exceeds the limit of two (2) adults per dwelling, shall be limited to a maximum of thirty (30) accumulative days in any calendar year;
5. No dwelling in the Sunshine Country Club Estates Subdivision shall be occupied, rented, or leased to any family which includes children under eighteen (18) years of age if the tenant is not a family member within the first degree of Immediate Family; the immediate family is defined as the lot owners': mother, father, sons, daughters, grandchildren, brothers, sisters, and

spouses of any of the preceding persons. Visits of individual children under eighteen (18) shall be restricted to staying a total accumulative number of thirty (30) days in any calendar year;

6. All persons under the age of 18 must be accompanied by an adult when using Association facilities, common areas, and any property owned by the Association. If the adult is not the member, the adult must have and display the badge (name tag) of the member. Members shall be responsible and liable for acts of guests while using Sunshine Estates Property Owners' facilities;
7. Owners shall be responsible and liable for all acts, omissions, and violations of tenants while using Association facilities. The facilities and activities of the Association are primarily for the residents. Consequently, individuals from the local area are not permitted to participate in scheduled activities, such as tennis, woodshop, pool, card rooms, etc.

Is is hereby resolved that on _____, 2022, a quorum of the Board of Directors convened a meeting to discuss and vote on this Leasing and Occupancy Policy, and upon the affirmative vote of at least a majority of the Board of Directors, same was and is hereby adopted by Board of Directors of Sunshine Estates Property Owners Association, Inc.

IN WITNESS WHEREOF, the undersigned President and Secretary of Sunshine Estates Property Owners Association, Inc., have executed these Policies in accordance with Section 4.1 of the Association Bylaws of Sunshine Estates Property Owners, Inc. Declaration of Covenants, Conditions and Restrictions on this _day of_2022.

Date

President,
Sunshine Estates Property Owners Association, Inc.

Date

Secretary,
Sunshine Estates Property Owners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

BEFORE ME, the undersigned authority, on the _____ day of _____, 2021, personally appeared, _____, to me known to be the _____ of Sunshine Estates Property Owners Association, Inc., and he/she acknowledged before me that he/she executed the same for the purposes therein expressed.

Notary Public, State of Texas
My Commission Expires

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