



*Luxury Condominium on
Corpus Christi Beach*

4242 Gulfbreeze Blvd.

Corpus Christi, Texas 78402

361-883-7433

The Breakers Condominiums Rules and Regulations

Revised April 12th, 2022

These Rules and Regulations are put in place to enhance and maintain the enjoyment, value, aesthetic beauty and security of our property and its residents. They are applicable to all owners, their tenants, contractors and guests. All notice of violations must be directed to the Manager in writing. Management will send one written warning for a first violation. All subsequent violations will result in fines assessed to the Owner/s as set forth in these Rules and Regulations.

1. Common Areas

- a) Windows dressings shall be comprised of products intended for such use, such as blinds, window curtains or shutters. Sheets, paper, aluminum foil, shower curtains, and similar substitutes shall not be allowed if deemed inappropriate by Management.
- b) Signs or placards must be approved by Management before placement on Common Element. Presentable sales and/or rental information may be left at the front counter. Notices and event information may be left on the information board next to the Maid's Room.
- c) No outside alterations to the building are permitted without prior approval of the Board. This applies to any personal possession or appurtenance which would require attachment to common element, such as screen doors, security bars or hurricane shutters. Owner shall submit copies of bids/plans for said alterations to the Board of Directors; the Board shall have sixty (60) days to respond to request. All costs for maintenance and repair of approved alterations shall be the sole liability of the Owner.
- d) As set forth in The Breakers Declaration of Condominium, no alterations to building walls, interior or exterior, shall be permitted without written authorization from the Board. Owner shall submit copies of bids/plans for said authorizations to the Board of Directors; the Board shall have thirty (30) days to respond to request. All costs for maintenance and repair of approved alterations shall be the sole liability of the Owner. As a common courtesy owners/resident are required to limit the use of noisy equipment and noise producing repairs to between the hours of 9:00 a.m. and 6 p.m., Monday through Saturday, none on Sunday.
- e) No exposed exterior television antennas, satellite dishes, transmitting or receiving devices or wiring of any kind may be placed, erected or maintained

anywhere on common element without written approval from the Board.

f) Common area furnishings shall be allowed, as outlined below.

Common area furnishings: Personal decorations and furniture shall be allowed in the common areas on floors 2 - 10, subject to the following restrictions, which are necessary to maintain easy and safe access to all units and an attractive harmonious decor.

1. Nothing shall hinder walkway access of 60" (5 ft.) from the brick wall.
2. Nothing shall be placed within 60" (5 ft.) of fire response equipment or emergency exit doors and stairwells.
3. Such items and furniture shall only be placed in the area adjacent to or directly across from the unit of the person who owns the items or furniture.
4. Furniture permitted under this rule is limited to the following:
 - (1) a table up to 36" maximum diameter and
 - (2) up to (a) four chairs or (b) two benches or (c) two chairs and one bench. Such furniture must be designed and marketed for outdoor use. The furniture shall be in good condition and of tasteful style. Patio umbrellas are not permitted.
5. Up to 4 live or artificial plants in up to 14" quality pots, maintained in a healthy condition are permitted. Each pot requires a water containment tray.
6. Decorative items shall be neat and tasteful, and secured in such a manner that they will not become dislodged by wind.
7. In order to prevent damage to the brickwork, hanging implements such as nails, screws, etc. may only be placed on doors and wood areas. In order to prevent damage to the railings, no hanging implements are permitted on the railings.
8. COA assumes no responsibility for theft, vandalism or any other type of damage to items or furnishings placed in the common areas.
9. It is the responsibility of the Owner to relocate items that could become projectiles in a storm. Any damage caused by items not removed shall be the responsibility of the Owner.

g) No personal property may be stored temporarily or permanently on sidewalks, lawn, parking lot, stairwells, maintenance hallway or other common element. Owners will be given 72 hours to cure such violation. After 72 hours such personal property may be removed and discarded by Management and any removal and disposal fees will be charge to the Owner

h) Owners shall be required to maintain the actual operation and visual quality of all personal property on common element. Dirt, rust, mold and excessive wear visible on common element is not permissible.

i) All unit entry doors shall have a numerical identification on the door. The numerical digits are to be not less than 2" x 3" nor larger than 3" x 5" and shall be black. Owners are not allowed to change the color of the unit doors without written permission of the Board of Directors.

j) No clothes, mops, towels, bathing suits or other items may be hung or placed anywhere visible from the street or parking lot. Items in violation of this rule may

be removed by Management without prior notice.

k) All trash must be sealed/tied securely and placed in the trash rooms provided on each floor at the end of the corridors. Do not use trash bins in lobbies or parking area for personal trash bags, as they are intended to keep general debris contained. Bulk items such as furniture, discarded carpeting and appliances must be disposed of by the owner, as we do not have bulk service. Paints, oils and like dangerous or chemical materials shall also be disposed of off property by owners.

l) Do not throw anything off of balconies. No liquids, food, trash, cigarettes or items of any sort. Keep personal possessions on balconies secured so they do not blow off of balconies.

m) Do not feed the birds.

n) No skateboards, bicycles, scooters, tricycles or wheeled toys may be used anywhere inside on the Common Element.

o) Children are not to play in elevators, lobbies, common area walkways or breezeways or in parking lot.

p) Shopping carts and luggage valets are supplied for your convenience for loading and unloading only. They must be returned to the downstairs maintenance hallway immediately after use.

q) No garage, patio or estate sales are permitted.

r) No soliciting is allowed. No political literature may be distributed or posted.

2. Vehicles

a) Speed Limit is 5 mph on property.

b) Vehicles may be rinsed in the designated space on the southwest corner of the parking lot. This space may not be used for parking.

c) Covered spaces are assigned. Park only in your assigned space or in any open, uncovered space not specifically listed as assigned for another use (such as for rinsing, manager or handicap use). Unassigned spaces can only be used by Owners, Tenants, Guests and Contractors limited, if necessary, to 2 unassigned spaces per unit.

d) Boats, trailers, travel trailers or mobile homes are NOT permitted in the parking lot.

e) No parking at red curbs areas. The red zone at front entrance is for loading and unloading and has a 5-minute time limit.

f) No vehicle repairs may be performed on site. Any leaking fluids must be cleaned by the owner of the vehicle and the cause of the leak must be repaired.

g) No car parts of any kind may be disposed of on property.

h) All vehicles on site must be road worthy, legally tagged and have a current safety inspection.

i) The Board reserves the right to declare any vehicle a nuisance, hazard or annoyance and require said vehicle to be parked off property.

j) Any vehicle in violation of above parking rules may be towed at the vehicle owner's expense.

h) Damage to the property or other vehicles caused by any vehicle shall be repaired at the owner's expense.

3. Pool/Beach

a) The swimming pool is for the exclusive use of owners, their guests and tenants.

b) Additional Rules, as posted at the Pool, must be strictly observed.

c) Children 13 and under must be accompanied at all times by an adult who can swim.

d) Swim at your own risk, there is no lifeguard on duty at any time.

e) NO DIVING into the pool.

f) Pool opens at 6:00 a.m. for those who wish to do laps or exercise (without music) and 9:00 a.m. for general use. Pool closes at 10:00 p.m.

g) A shower is located at the rear entrance to the building and another in the pool area. Upon returning from the beach, please rinse off any sand before entering the building or the pool.

h) Please dry off before entering the building.

i) There is NO smoking allowed within the pool enclosure area, nor BBQ area, nor the patio area.

4. Lanai Room

a) Only Owners can reserve the Lanai Room in advance. Reservations are limited to one day at a time unless authorized by the Board of Directors.

b) No more than 100 persons can occupy the room at a single event. Music must stop and guests must leave no later than 10:00 P.M. Sunday through Thursday and 11:00 pm on Fridays and Saturdays. Nonowners cannot rent or reserve the Lanai Room.

c) The Lanai Room cannot be rented or utilized by nonowners except for community organizations (such as the North Beach Community Association) unless authorized by the Board of Directors.

d) All trash must be discarded in the outdoor dumpster after use. A clean up fee of \$75.00 will be charged if the room is not properly cleaned after use.

5. Elevators

No smoking, loitering, playing or posting of personal notices in or around the elevators. Do not deface any elevator surface.

6. Exercise Room

Please observe posted Rules. Exercise with care and at your own risk. Please report any problems/malfunctions with machines to the office immediately.

7. Pets

No pets are allowed on property. Exceptions are caged birds (limit two) and aquariums. Service or Emotional Support Animals (ESA) that are property documented and registered with Management may reside with owners after approval by the Board of Directors. All service and support animals are subject to the Rules and Regulations established by The Breakers on Service and ESA. No pets may visit the property.

8. No Smoking

No smoking is allowed in the common areas of the building, including but not limited to garbage closets, stairs, breezeway halls, Lanai, pool area, including picnic area, nor the Bay grass area in the back of the building. Cigarette/cigar butts are to be properly disposed, and not on the ground. No cigarette/cigar butts are to be thrown out of the unit's balcony. Smoking is only allowed in designated areas, outside the front of the building.

Owners are recommended not to allow contractors/vendors, nor tenants to smoke in their units. Contractors working on remodeling units of any owners or working at the Breakers must submit in writing to the Management, an authorization signed by the owner that smoking is permitted by the workers, while work is being performed in their units, otherwise smoking by those individuals is not allowed.

9. Barbeque Grills

All grilling must be in compliance with City Code which states no grilling shall be done on balconies, in stairwells, on decks or verandas or within 10 feet of any structure or combustible property. Therefore, there shall be no grilling anywhere on property except in pool area. Grilling in pool area must be at least 10 feet from the building or pool area structures. Electrical grills are exempt, if allowed by the city, and can be used in the unit's balcony.

10. Public Statutes

All City, County, State and Federal Statutes such as (but not limited to) curfew, narcotics, public indecency, public nuisance and quiet enjoyment statutes must be observed throughout the Breakers common areas. For violations of those statutes not specifically spelled out in these Rules or our Governing Documents, the Board reserves the right to levy fines and, if deemed needed, legal action. Fines will be set by the Board of Directors according to the severity of the violation.

11. Nuisances

The Board reserves the right to declare the actions of any resident on common element or within the confines of their unit which may be in violation of these Rules, Governing Documents or Governmental statute a Nuisance and act as they deem appropriate and as allowable by law to cure such Nuisance.

12. Maximum Occupancy

No more than two people per bedroom shall reside in any Unit. Tenants cannot exceed two people per bedroom at any time. Violations will incur a fine of \$200.00 per

person per night until such time as violation has been cured.

13. Operational Relations - Owners

Our community works best when we treat each other with respect and consideration. Owners/Residents should address any requests, complaints, questions or concerns to Management or the Board of Directors. All parties (Management, Owners, Tenants and Guests) are expected to conduct their business with courtesy, patience and understanding. Verbal abuse or harassment of Management or Board members will be subject to fines.

14. Contractors, subcontractors, their workers/employees and vendors

- a) All the above individuals must sign in and out daily at the front desk.
- b) Owners are responsible for meeting their personal contractor(s) at the entrance lobby and escorting them to their own units. If owners are absent, arrangements to escort the contractors to their unit must be arranged with the Breakers management. There may be a charge for this service.
- c) Breakers staff is not responsible for the service provided to the Owner by contractors.
- d) Owners are not to contact directly the Breakers' contractors, subcontractors, their workers/employees, nor vendors.
- e) If an owner has to contact the Breakers' contractor/vendor, said owner has to communicate directly with Management, or the whole Board, in regards to any issues with their individual units or the common areas that they may have.
- f) The contractors, subcontractors, their workers/employees and vendors shall be treated by the owners, tenants, management, staff and the Board with upmost respect. They will be instructed not to respond to individual owners' issues unless it is through management or the Board.
- g) Those contractors, subcontractors, their workers/employees and vendors are instructed to report to management or the Board any harassment or any issues that they receive by an owner, tenant, or anyone at the Breakers.
- h) Not abiding by any part of this section will result in fines to be assessed against the owners in violation.

15. Emergency Phone

A phone has been provided to Management so that emergency situations can be dealt with on an immediate basis. Emergency concerns encompass any situation wherein immediate intervention on the part of Management would be required. Acceptable situations include, but are not limited to, R&R violation in progress, electric or elevator failure, fire or flood. Use of emergency phone after-hours for non-emergency concerns shall incur a fine.

16. Security

- a) Owners are to notify Management immediately if their entrance key fobs are lost or stolen. Owner will be responsible for the key fob replacement cost.

b) A Special entrance code is known by first responders for after-hour emergency access to Breakers units. Should this code become known to any Owner and Owner uses the code themselves or gives the code to anyone else, this Owner will be subject to a fine of \$500 for each use of this code to enter the building.

c) It is vital for our security that all doors be closed and locked at all times. Any doors left open by Owners, their tenants, guests or contractors will be subject to the fines set forth below.

17. Masks

If wearing masks are required or recommended by the Nueces County Authorities, as result of Covid-19 or any other contagious virus/disease affecting the population at large, any and all individuals attending any COA function, including Board meetings, shall wear a mask.

18. Storage Units

Storage units have the own rules and regulations that must be followed.

19. Stack One and Six Breezeway Entrance

(a) Balconies breezeway shall not be used as storage units.

(b) Stacks one and six, if owners decide to put a gate at the breezeway entrance, such gate must be approved by the Board, prior to installation, and the request has to go thru the Architectural committee.

(c) If owners place a gate, they must not block the numerical number view of their front condo entrance doors.

(d) Front shutters (facing the parking area) shall not be closed all the way down. It is only allowed to go down as far as the top of the balcony railing, except when there are storm/ hurricane conditions, in the area, as per the National Weather Service, then they can be closed all the way down.

(f) A key/code of the gate, for access, shall be provided to the COA's management.

20. Other Balconies

Any other balcony (side of building, back of building) shall not be used as storage.

FINES

The fines will be levied by Management.

Violations of any of the Rules and Regulations set forth now or in the future will be subject (unless another fine is specified above) to the following fines: Level 2: Second Notice - For continued or repeat violation of a) or failure to cease or cure the violation by the deadline specified in a). Fine = \$50 per incident or day as explained in the First Notice.

Level 3: Third Notice - Following Second Notice, for continued or repeat violation of a)

or failure to cease or cure the violation by the deadline specified in a). Fine = \$100 per incident or day as explained in the First Notice.

Level 4: Fourth Notice - following Third Notice, for continued or repeat violation of a) or failure to cease or cure the violation by the deadline specified in a). Fine = \$250 per incident or day as explained in the First Notice.

Notices of tenant, guest or contractor violations will be delivered to the Owner(s) and fees will be the responsibility of the Owner(s).

These Rules and Regulations were approved to replace all prior rules and regulations by unanimous vote of the Board at the April 12th, 2021 General Meeting.

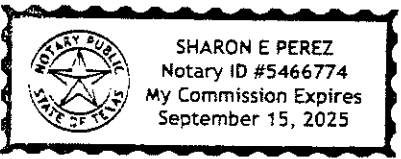
Signed on: April 13, 2022

By: [Signature]
Raul Gonzalez, COA's Board President

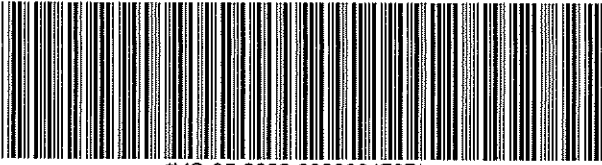
State of Texas
County of Nueces

This instrument was acknowledged before me on 4/13/2022 by Raul Gonzalez.

Sharon E. Perez, Notary Public
04-13-2022
my Commission Expires:



September 15, 2025



VG-85-2022-2022034737

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2022034737

Official Public Records

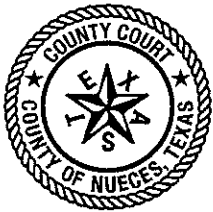
NOTICE

Recorded On: July 20, 2022 09:33 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$49.00



STATE OF TEXAS

Nueces County

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 Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

***** **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: 2022034737
Receipt Number: 20220720000029
Recorded Date/Time: July 20, 2022 09:33 AM
User: Sylvia C
Station: CLERK08

Record and Return To:

SAN JUANITA APPLE