State of Texas

County of Fort Bend

Know all persons by these presents:

Whereas the Cinco Ranch Residential Association II, Inc. ("Association") is charged with administering the affairs of the Association; and

Whereas the Board of Directors of the Association desire to define guidelines and rules for the usage of common areas within the Association; and

Now, therefore, the Board has duly adopted the following Common Area Rules and Guidelines within the community.

1. Use of Common Areas is limited to Cinco Ranch residents, guests, and approved groups and/or leagues.

2. Access into community pools, buildings, and tennis courts requires an active electronic access device. Access devices are non-transferable and may not be sold or bartered.

3. Unless hours of operation are posted at the facility, all common areas are available for use from dawn to dusk.

4. The use of fires and open flames is prohibited except in grills provided by the Association located in designated areas.

5. Overnight camping, lodging, trailers, tents, hammocks, etc. at any common area is prohibited.

6. Hunting and harassment of wildlife on common area grounds is not permitted.

7. Fishing at the community lakes is permitted; however, any fish caught must be released back into the lakes as they are for "catch and release" fishing only.

8. Swimming, wading, or use of boats or other watercraft with gasoline-powered engines on any pond within the Community is not permitted, except that the Declarant and the Residential Association may use gasoline powered boats for construction, maintenance, and repair of such ponds.

9. Residents will be held accountable and responsible for the actions and conduct or any damage caused by themselves or their guests.

10. Property belonging to the Association may not be removed from the Common Areas without the written consent of the Board of Directors.

11. Several lakes within Cinco Ranch Residential Association II are owned by another entity, which may have additional guidelines and rules.

Should it be determined that you or a family member have transferred, sold or bartered an access device assigned to a person in your household, the Association may suspend your right to use the community amenities with proper notice.

These guidelines are effective upon recordation in the Public Records of Fort Bend County, and supersede any guidelines for common area usage which may have previously been in effect.
Cinco Ranch Residential Association II, Inc.
Common Area Rules and Guidelines
Page 2 of 2

Approved and adopted by the Board of Directors on this ___ day of July ___ 2017.

Fred Young, Secretary
Cinco Ranch Residential Association II, Inc.

STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Fred Young, Secretary of Cinco Ranch Residential Association II, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ___ day of July _, 2017.

Notary Public, State of Texas
Printed Name: RHONDA V DUFFIELD
My commission expires: OCT 24, 2018

After recording, please return to:
Cinco Ranch Residential Association II, Inc.
c/o C.I.A. Services, Inc.
8811 FM 1960 Bypass, Suite 200
Humble, Texas 77338

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk
Fort Bend County, Texas
July 27, 2017 04:07:06 PM
FEE: $15.00 SB
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