

Sand Hill Townhomes

Sand Hill Townhomes HOA Rules & Regulations

**** Rules and regulations may be enforced by Sandhill Townhomes HOA and/or respective Rental Management Companies****

1. **Swimming Pool Rules:**

- The swimming pool area is open from 8:00 a.m. to 11:00 p.m. daily, hot-tub is heated all hours.
- Guest and owners must abide by all posted pool rules or risk losing pool privileges.
- No glass allowed in area around the pool & hottub.
- An adult must accompany children under the age of 14 at all times in the pool area.
- Everyone swims at his or her own risk, there is no lifeguard on duty.
- The swimming pool area is for Sand Hill Townhomes owners and their guests only.
- Please leave the grills in the pool area in a clean state after use.

2. **Parking Rules:**

- No parking in front of adjoining units.
- No over-night parking of RV's on site without prior approval.
- No parking in the fire lane

3. **Occupancy Rules:**

- At least one guest must be 25 years of age or older
- 25 year old + guest must remain with the rental group for the duration of the rental.
- Each unit has a maximum occupancy of 2 people per bedroom plus 4 people per the City of Port Aransas regulations. Also, each rental unit has listed a MAX occupancy with the management company. This rule will be strictly enforced and if unit is over capacity it is terms for immediate cancellation of your rental.
- Failure to abide by these rules may result in immediate cancellation of your stay.

4. **Smoking Rules:**

- No smoking allowed in the common areas (ex, pool, dog park, etc.)

5. **Fire Rules:**

- Gas & charcoal grills may be used on the driveway, a minimum of 6 feet from any covered portion of the unit.
- No fire pits or grills are allowed on balconies per City of Port Aransas fire code.

6. **Pet Rules:**

- No unauthorized pets are allowed
- Please be a respectful pet owner and clean up after your pets, failure to do so could result in a \$500 charge, payable to the HOA by your property management company.
- Pets must be on a leash at all times.
- No pets in the pool or hot tub area.
- The dog park is for the use of owners and guests only and you must pick up after your pet.

7. **Trash Rules:**

- If you clean your fish on premises, discard of the garbage in the City fish dumpster (1430 Ross Avenue).
- No littering

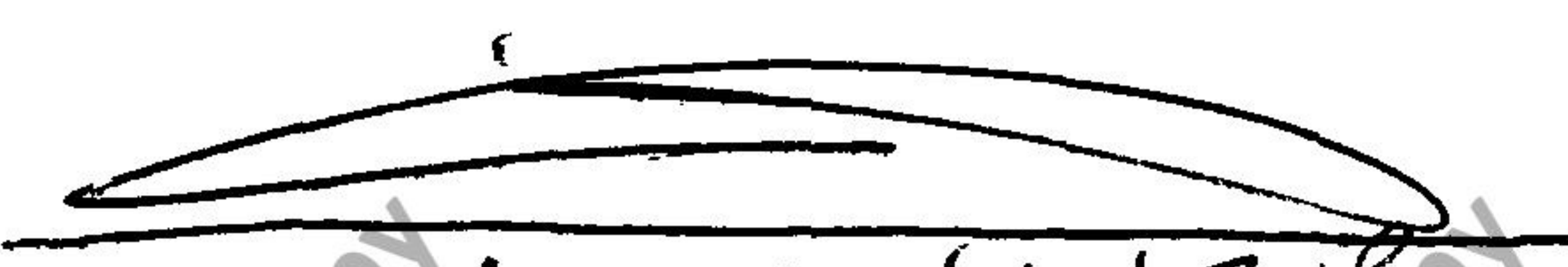
Sand Hill Townhomes

- 8. Please be aware of the City of Port Aransas noise ordinance, which is strictly enforced.
 - No loud parties allowed on the property.
- 9. Please do not remove any items from the premises.
 - Please do not use unit hoses to wash cars or boats per Nueces county water restrictions.
 - Golf cart washing is allowed at the washing station by the dumpster.

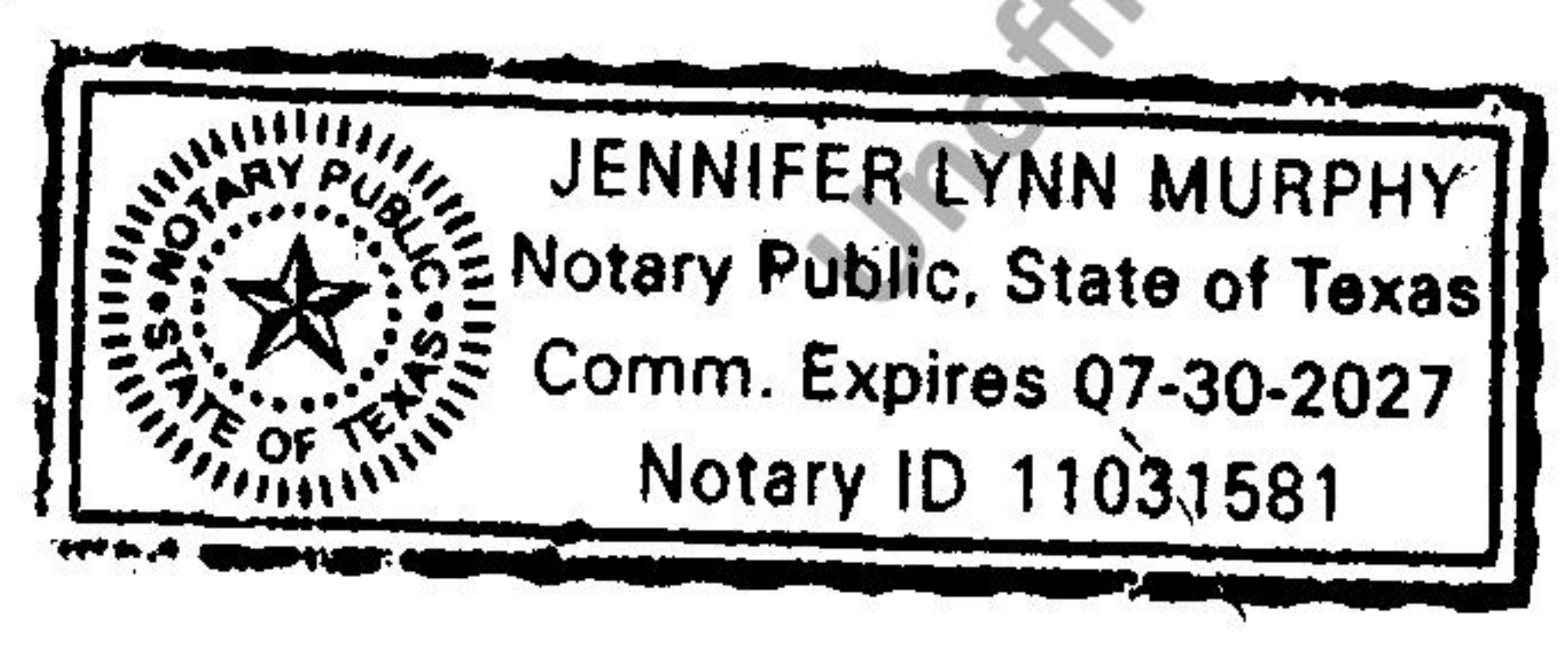
Thank you for your compliance with our Association Rules and Regulations. If everyone abides by these simple rules we can continue to provide you with a safe, clean enjoyable home away from home.

We wish you a pleasant stay and look forward to your return!

Signed on behalf of the Sand Hill Townhomes HOA by Jon Lindskog (HOA President)


JON LINDSKOG, Pres.


Jennifer Murphy



my commission expires 30 JULY 2027

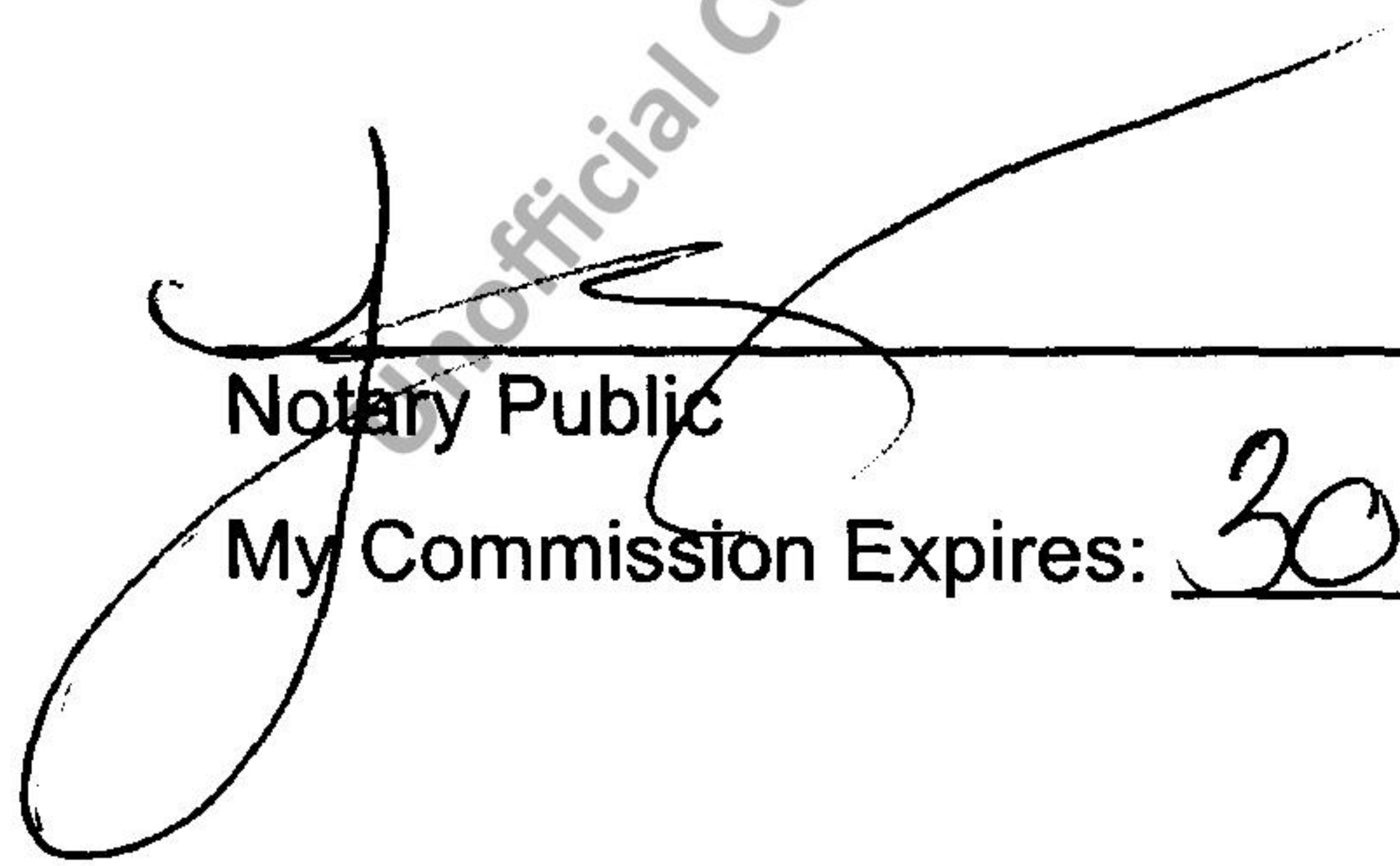
TEXAS NOTARY ACKNOWLEDGMENT

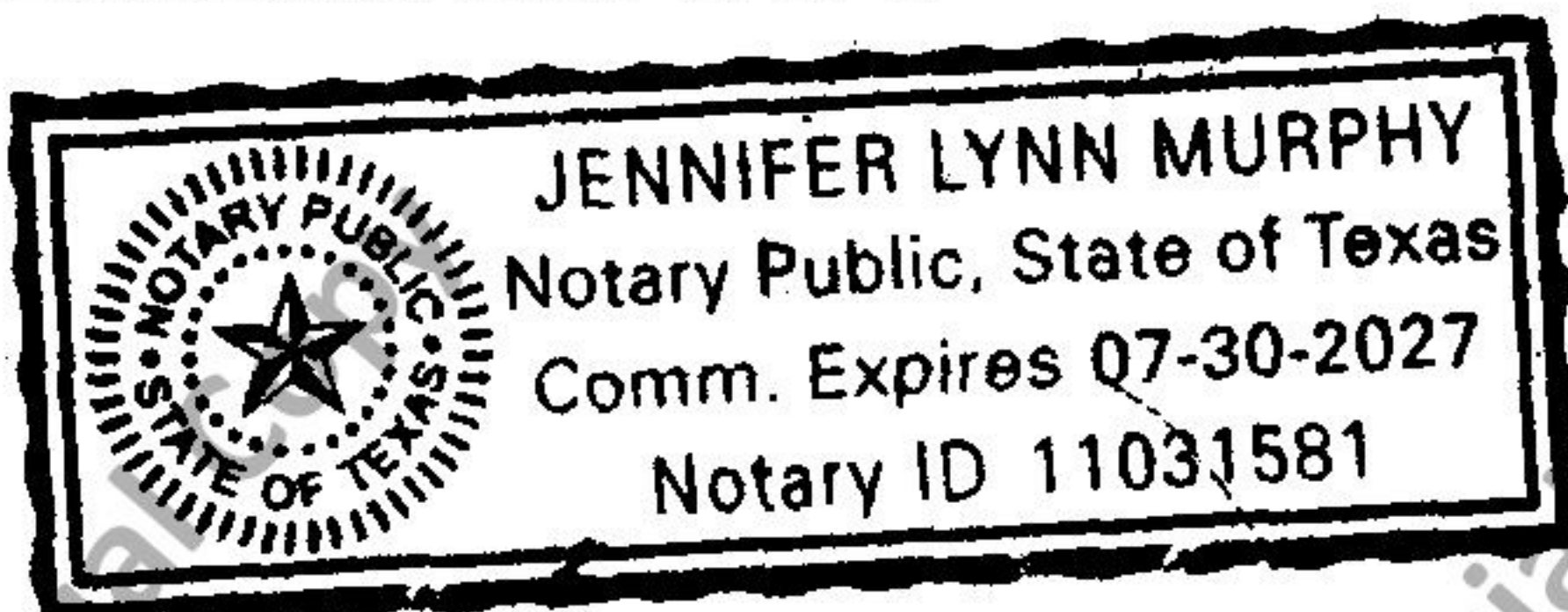
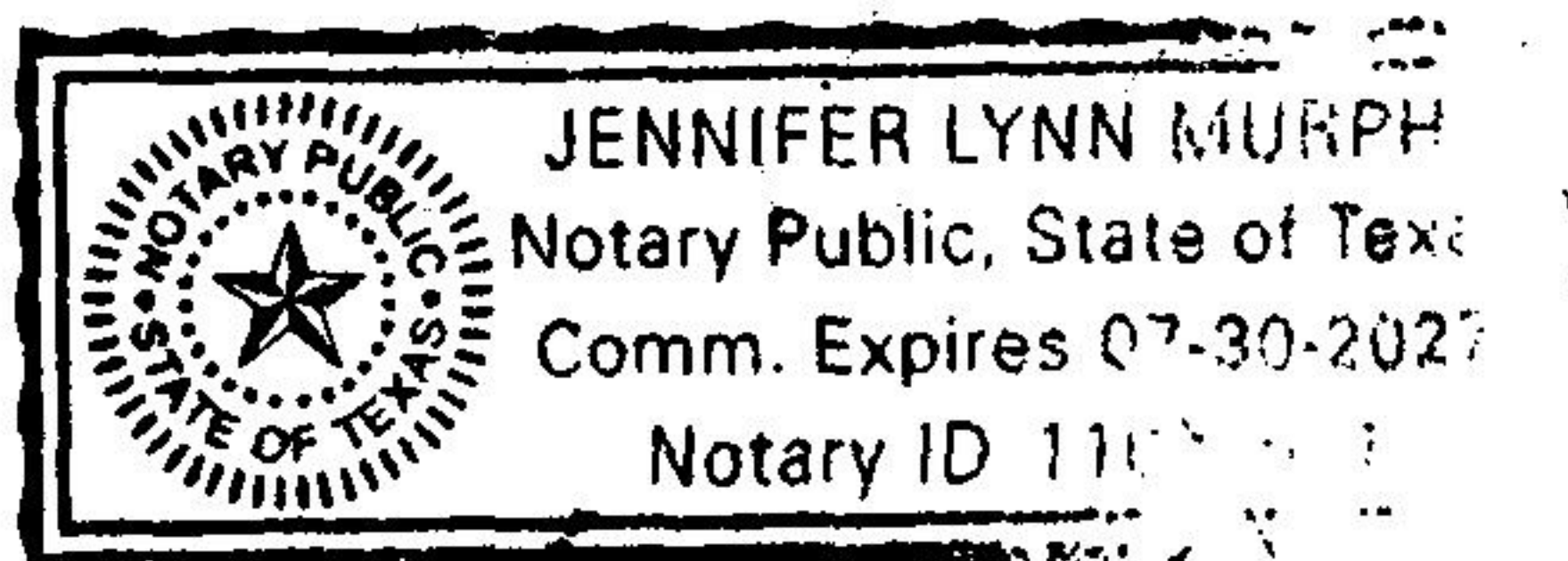
State of Texas
County of DeWitt

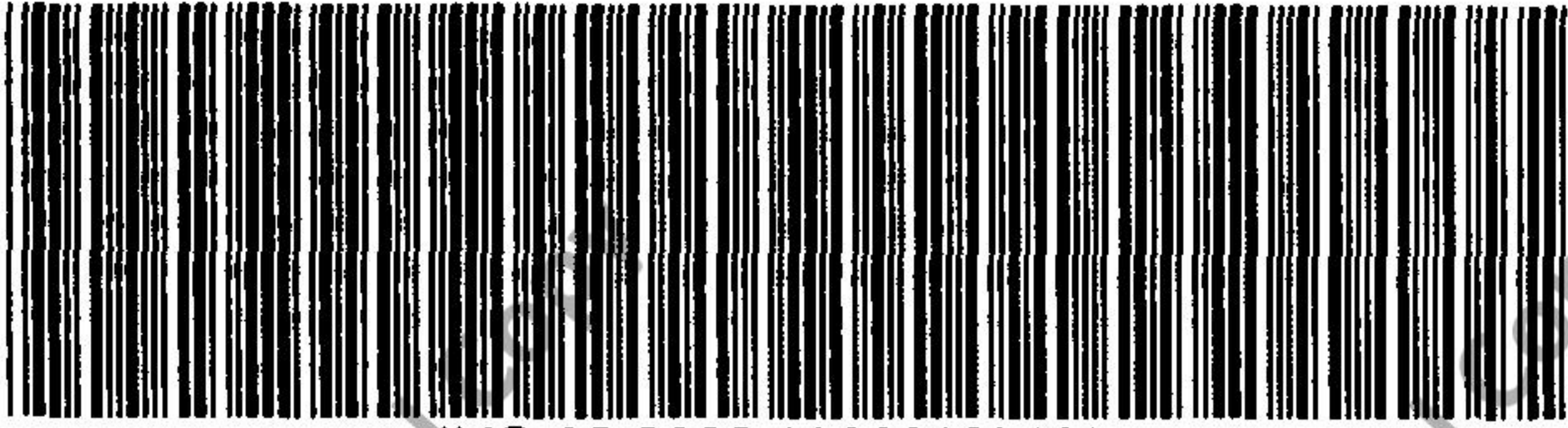
Before me, Jan Lind'ska, on this day personally appeared on behalf of Seagrill Townhomes HOA to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that [he/she] executed the same for the purposes and consideration therein expressed.

Given under my hand this 14 April 2026

(Seal)


Notary Public
My Commission Expires: 30 July 2027





VG-85-2026-2026013562

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2026013562

Official Public Records

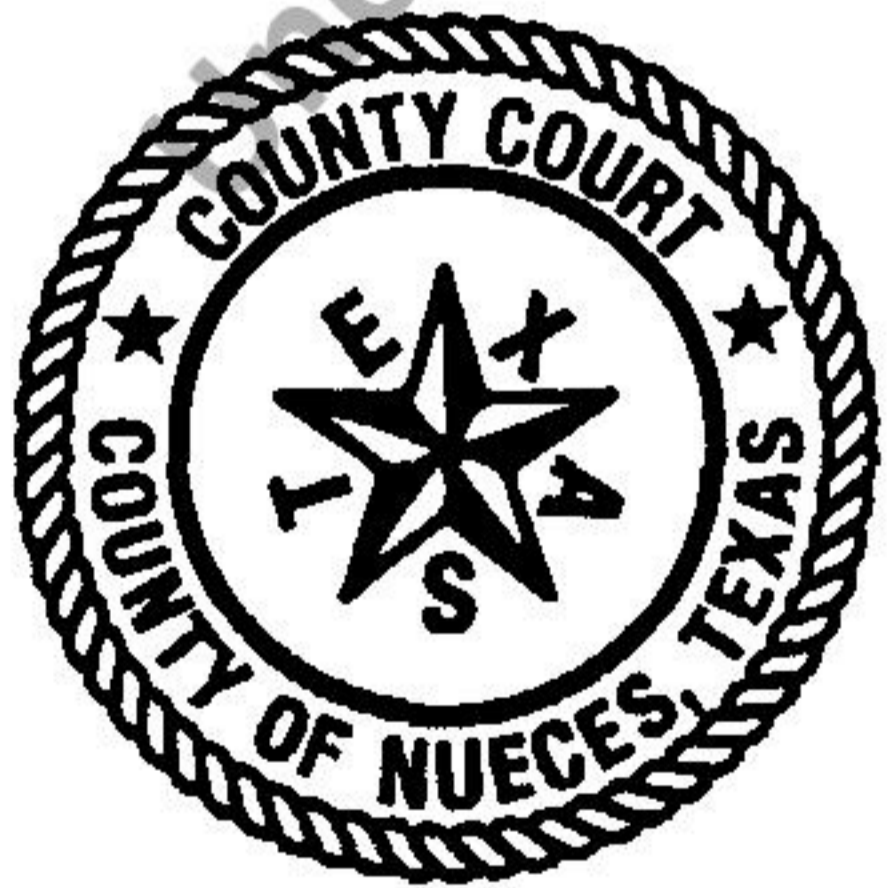
NOTICE

Recorded On: April 20, 2026 01:25 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$28.00



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: 2026013562
Receipt Number: 20260420000177
Recorded Date/Time: April 20, 2026 01:25 PM
User: Dusty G
Station: CLERK08

Record and Return To:

SANDHILL TOWNHOMES ASSOCIATION
PO BOX 2183
CORPUS CHRISTI TX 78373