

## HOUSE RULES

### Mustang Isle Board of Directors November 2023

#### Mustang Isle Condominiums

2025 South 11<sup>th</sup> Street

Port Aransas, TX 78373

1. Please **KEEP WALKWAYS CLEAR**. Beach gear (coolers, rafts, skim boards, etc.) need to be kept inside your unit. Please do not leave clothing, including towels and waders on banisters or leave shoes outside your unit.
2. **Please watch your children**. No running or jumping up/ down the stairs or on the balcony by children or adults. No skateboards, bicycles, scooters, etc. allowed on sidewalks. Keep pets and children out of the flower beds.
3. **PETS: Renters are not allowed to have pets of any kind anywhere on the condo property**. Condo Owners are the only individuals allowed to have pets on the property. Please note that owner's guests, friends, family, etc. are not allowed to have pets of any kind.

We ask that owners please respect the city leash law and keep pets leashed at all times when outside.

4. **SMOKING: Smoking is not allowed in any unit at Mustang Isle**. This includes nicotine, vaping, cannabis, etc. This rule is for the health and safety of others and also for insurance purposes. PLEASE RESPECT THIS RULE AND OTHERS AROUND YOU. Violators will be asked to vacate and could be subject to fines for cleanup.

If you choose to smoke outside, please dispose of cigarette butts properly. Use a container to contain used cigarette butts then dispose of in the dumpster by the entrance to the complex.

5. **PLEASE USE THE FISH HOUSE TO CLEAN YOUR FISH**. Do not clean fish inside your unit. Please wrap fish scraps in paper, double bag in a plastic bag and dispose of properly. Please be courteous and clean up after yourself if you use the fish house.
6. We have an outdoor shower next to the fish house to **RINSE THE SAND OFF** before you go inside your unit.
7. No car/boat washing or maintenance allowed in the parking lot.

8. If you have a **BOAT**, park it on the north side of the parking lot furthest from the building. Your boat must be backed it into a parking spot and detached from your vehicle. **DO NOT** park your boat/vehicle horizontally as this will take up several spaces and we are limited on parking.
9. Please observe a quiet time rule **between 10 P.M. and 9 A.M. NO LOUD NOISES, MUSIC or OUTSIDE PARTIES** during this time. Please be respectful of your neighbors.
10. A **CHARCOAL GRILL AREA** is located in the patio area near the fish house and picnic tables. This is the **ONLY** approved location for personal grills. Personal grills are not to be used on the grass, balcony or walkways in front of units. Do not leave grills unattended and please dispose of any trash from your barbecue in the dumpster. When any ashes/coals are cool, please dispose of them. **DO NOT** put hot coals into the dumpster.
11. A **SELF SERVICE LAUNDRY** is provided for your convenience on the ground level in the middle of the complex. Daily hours are 8:30AM- 9:00PM. All machines take credit cards to operate. Please clean up after yourself. There is also a clothes line behind the laundry if you wish to hang up towels, etc.
12. **WIRELESS INTERNET**: Each unit is equipped with a wireless internet router, with network name/password set by the owner or manager. Please contact your management company or owner if you need assistance logging in.
13. **IF YOU ARE COOKING WITH GREASE**, please do not pour grease down the drain or on the grass outside. It will clog your drain and potentially cause a backup into your unit and even into an adjacent unit.
14. **IF YOU HAVE AN ISSUE WITH YOUR UNIT** (i.e. you have locked yourself out or an appliance is not working) please contact your **MANAGEMENT COMPANY** or the **PROPERTY OWNER** directly, depending on who you have rented from.

The HOA manager and/or other on-site personnel do not have the authority to schedule maintenance calls or unlock doors to a particular unit.

**Thank you for respecting these rules and have a great time!!**

## HOUSE RULES FOR LONG TERM RENTERS

### Mustang Isle Board of Directors November 2023

1. Please **KEEP WALKWAYS CLEAR**. Tenants are allowed a small amount of potted plants (max of 3 per unit) directly in front of their unit. No potted plants or any other personal tenant property is allowed in any other common areas, including the planter boxes, the fish house or the BBQ area.
2. Do not hang items such as rugs, towels, waders, etc. on the banister or leave them anywhere else outside your unit.
3. **NO car washing or car maintenance** is allowed in the parking lot.
4. No Boats, Commercial vehicles, trailers, junk cars, cars with flat tires, RVs are allowed to be parked in the parking lot. Please keep registration/inspection stickers up to date. **We reserve the right to have a vehicle towed.**
5. **Subleasing is not allowed.** Any tenant residing for 30 days or longer needs to have a written contract or lease with the owner/management company. The owner shall provide a copy of said contract to the managing agent, along with contact information for the tenant.
6. Please observe a quiet time rule **between 10 P.M. and 9 A.M. NO LOUD NOISES, MUSIC or OUTSIDE PARTIES** during this time. Please be respectful of your neighbors.
7. **Please watch your children.** No running or jumping up/ down the stairs or on the balcony by children or adults. No skateboards, bicycles, scooters, etc. allowed on sidewalks. Keep pets and children out of the flower beds.
8. **SMOKING: Smoking is not allowed in any unit at Mustang Isle.** This includes nicotine, vaping, cannabis, etc. This rule is for the health and safety of others and also for insurance purposes. PLEASE RESPECT THIS RULE AND OTHERS AROUND YOU. Violators will be asked to vacate and could be subject to fines for cleanup.
9. Dispose of all trash in the blue dumpster by the entrance to the building. **Please do not leave trash in the walk ways.**
10. **PETS: Renters are not allowed to have pets of any kind anywhere on the condo property.** Condo Owners are the only individuals allowed to have pets on the property. Please note that owner's guests, friends, family, etc. are not allowed to have pets of any kind.
11. No commercial activity of any kind is allowed in any unit or the common areas.
12. All long-term residents shall comply with the following occupancy limits. No more than 4 people shall occupy a 1 bedroom unit and no more than 6 shall occupy a 2 bedroom unit.