

SOUTHGATE PROPERTY OWNERS ASSOCIATION

(A Private Entity)

“A Community of Friends Age 55 and Older”
Of the City of Pharr, Hidalgo County, Texas

RULES AND REGULATIONS

Effective: January 13, 2020 (Hidalgo County Clerk Recording Date)

I. PREAMBLE:

Let it be known to all who accept a fee simple title to any property located within the Southgate Subdivision that they must abide by all the Rules and Regulations contained in the Dedicatory Instruments and contained herein. The purpose of these Rules and Regulations is to govern the use of the Common Areas and the Common Recreation Areas, and to promote enforcement of the Southgate Dedicatory Instruments. These Rules and Regulations also govern Residences and Lots for general and aesthetic appearances. Each Rule and Regulation contained herein shall become effective on the date first enacted, and shall remain in effect until amended, superseded or rescinded by the Southgate Board of Directors.

If there are violations and infractions of these Rules and Regulations the Compliance Control Committee (hereinafter referred to as the “CCC”) shall have the power and authority by using the proper procedures assess Lot Specific Fees and/or Fines: Texas Residential Property Code §209 gives Association Boards the right to fine **repeat** offenses without further warning using notification guidelines outlined in §209.006 “the association must give written notice to the owner by certified mail.”

The SBOD shall have the power and authority to recover reimbursement by any Owner for fees and charges incurred by an attorney, filing fees and court costs if Owners do not pay their Lot Specific Fees/Fines. Delinquent lot specific Fees may cause the SBOD to activate a lien on said Owner’s Lot. The SBOD has the fiduciary responsibility to oversee the CCC to ensure that the Rules and Regulations are being enforced.

II. DISCLAIMER:

These Rules and Regulations are **NOT** a complete list of every rule in the Dedicatory Instruments; they are a **summary of the regulations**. The SBOD shall have the power and authority to enforce all Dedicatory Instrument restrictions. For complete restrictions, regulations and rules please refer to the Southgate Dedicatory Instruments located on our website:

<https://www.southgateliving.com/owners-page/>

III. DEFINITIONS:

AGE RESTRICTION:

Shall mean and refer to the restriction that any occupied home in the Southgate Subdivision shall have at least one (1) person registered in the Southgate Office who must be fifty-five (55) years of age or older in the home any time it is occupied. The SBOD shall recognize this person as the “qualifier.”

COMMON AREA/RECREATIONAL COMMON AREA:

Shall mean and refer to Lot 91 of Southgate Subdivision, walk-ways, utility easements, streets, parking spaces and all real property and improvements thereon owned by the SPOA.
(Refer to Residential Common Area).

COMPLIANCE CONTROL COMMITTEE:

Shall mean and refer to the CCC and shall consist of three (3) members of the SBOD. Such Committee is provided for in the Declaration, Article V and Article XI, Section 11.2.

GUESTS:

Shall mean and refer to individuals that have been invited by an Owner/Lessee into Southgate to reside in the Southgate subdivision less than thirty (30) days in a six (6) month period. Owners are responsible for the actions of Guests.

GUEST – LONG TERM:

Shall mean and refer to any person eighteen (18) years of age or older who is registered in the Southgate Office and shall be living with an Owner for more than thirty (30) days in a six-month period. Owners are responsible for the actions of Long-Term Guests.

LESSEE:

Shall mean and refer to all persons residing in Southgate Subdivision who are leasing a residence from an Owner. Lessee(s) shall be at least fifty-five (55) years of age, and their signature must be on the lease.

LOT:

Shall mean and refer to any numbered Lot (i.e., a Lot other than Lot 91, which refers to the office), and improvements thereon, shown in the recorded subdivision map or plat of Southgate Subdivision.

OCCUPANCY:

Shall mean and refer to a single-family home constructed on any Southgate Subdivision Lot for use by an Owner(s). If the Owner(s) is under fifty-five (55) years of age then the home shall be occupied by at least one (1) person who is fifty-five (55) years of age or older (qualifying occupant) any time the home is occupied. (Leases have specific regulations please see Lessee Section).

OWNER:

Shall mean and refer to any Owner of record of fee simple title to any Lot in the Southgate Subdivision. Said Owner shall be required to be a member of the SPOA with voting rights as (one vote per lot) provided by Article III Voting, Section 3.2 in the Declaration.

MINORS:

Shall mean and refer to children younger than eighteen (18) years of age. Said children may not reside in Southgate. However, said children may visit, not to exceed thirty (30) days in a six (6) month period. Failure to comply may result in an immediate eviction process of said minors with Lot Specific Fees to Owner(s).

PERSONAL INFORMATION:

Shall mean and refer to all data collected for persons residing in Southgate more than thirty (30) days in a six (6) month period. The required information must be reported to the Southgate Office. Any and all changes to an Affidavit of Occupancy or Emergency Contact Forms must be kept current.

RESIDENTS:

Shall mean and refer to a Long-Term Guest who has been registered in the Office and has been residing in the Southgate subdivision for a minimum of one (1) year. (Restrictions apply please see Residents under the Rules and Regulations listed below).

SMOKING/VAPING:

Shall mean and refer to Southgate's no smoking/vaping policy anywhere on Common Areas (including the streets) or the Recreation Common Areas. Smoking/vaping is only permitted on an individual's personal property. The use of tobacco or electronic cigarettes is not permitted inside any Common Recreational Area. Smoking/vaping is not permitted in the Office.

Reference: City of Pharr Non-Smoking Ordinance.

SOUTHGATE BOARD OF DIRECTORS: (Hereinafter referred to as the "SBOD")

Shall mean and refer to the "Southgate Board of Directors". The SBOD is comprised of five (5) board members who shall have the power and authority to manage the Southgate Property Owners Association. The SBOD shall be elected to serve the SPOA and on occasions of vacancies, they may be appointed by the remaining members of the SBOD in an open meeting.

SOUTHGATE PROPERTY OWNERS ASSOCIATION (Hereinafter referred to as "SPOA"):

Shall mean and refer to the "Southgate Property Owner's Association", a Texas Non-profit Corporation, its successors and assigns. The SPOA is comprised of all the Owners. The SPOA shall have ownership of the Common Areas and all management rights to the Subdivision through the SBOD, as successor to the original Declarant as described in the preamble in the Declaration.

IV. THE RULES AND REGULATIONS FOR THE SOUTHGATE SUBDIVISION has been recorded in Hidalgo County and shall become effective on January 13, 2019.**AGE RESTRICTION:**

- Any home in the Southgate Subdivision when it is occupied shall have at least one (1) person who is fifty-five (55) years of age or older who is registered in the Southgate Office known as the "qualifier."
- If persons younger than fifty-five (55) years of age own a home in Southgate they must have a qualifying person who is fifty-five (55) years of age or older who shall occupy the home anytime the home is occupied. The qualifying occupant who is fifty-five (55) years of age must reside at 100 West Moore Road. Acceptable proof of residency shall be determined by the SBOD.

ANIMALS: PUBLIC HEALTH AND SAFETY MANDATE

(Reference: Declaration: ARTICLE VI USE RESTRICTIONS, Section 6.2

Infringements/Nuisances: (E) Pets/Animal Restrictions - includes all restrictions.

- According to the Declaration Section 6.2 (E) "Pets must be confined to Owner's property and are not allowed to walk in the Common/Recreational Common Areas, including the streets or on another Owner's property."
- Pets that are securely tethered in wheeled containers or golf carts with no paws (feet) touching the pavement or touching Common Areas are permitted.
- Said pets that do not have any opportunity to escape, and are kept from walking on the ground may be taken into the **outdoor** Common Areas which is limited to only the streets and sidewalks **IF and only IF** they are securely tethered to said confinement.

- Animal walking is prohibited on any Common/Recreation Area in Southgate to include but not limited to: Streets, Sidewalks, Clubhouse, Pool/Spa and Fenced-in Area, Barbeque Area, Shuffle, Bocce, Pickle Ball and Tennis Courts, Office and Mailbox Area.

Amended to define **ANIMALS** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

ASSESSMENTS:

- Monthly Home Owners Assessments are **due the first day of every month**. Failure to pay assessments on time may cause a late fee to be charged.
- Per the vote of the Southgate Board of Directors on March 5, 2019, cash payments shall no longer be accepted for HOA assessments. In addition, Lot Specific Fees may not be paid by cash. Money orders or checks shall be the accepted method of payment. Credit card payments will not be accepted. For small purchases that are **under** twenty-five dollars (\$25.00) the SBOD shall accept a cash payment.
- Special Assessments are **due on the first day of the month** they are due as notified by the SBOD. Failure to pay Special Assessments by the due date shall cause a late fee to be charged.

BRUSH PICKUP

- Landscape brush is the only type of debris that may be placed on the brush pile.
- If you hire a service provider to trim your bushes/trees, etc. you must also arrange for them to dispose of the brush if the yard work does not coincide with Southgate's brush pickup.
- If you coordinate with the brush pick up schedule your service provider can take the brush to the Southgate brush pile. If not, they need to dispose of it away from Southgate property.
- To better manage time and labor expenses, Southgate maintenance personnel will NOT remove brush cut and left by a service provider.
- Brush may be placed on the brush collection site located at the west end of the property outside of the perimeter wall **beginning the Tuesday prior to the scheduled pickup day**. This date is always published on the Southgate calendar; sent to residents, posted on the bulletin board opposite the mailboxes, and signage regarding brush pile usage will be visible when approaching the exit gate.
- Brush may not be placed on any lot where it can be seen from the street. If you have collected brush during the non-pickup weeks, it must be kept in your yard, out of sight from the street. The only time brush may be seen from the street is from the second (2nd) Tuesday of every month through the Monday before brush collection day when Southgate maintenance personnel will pick it up.
- Lot Owners/Lesseees will be limited to one small Southgate trailer load per lot. For additional landscape debris you must either arrange for removal by an outside contractor or dispose of the landscape brush on the collection pile yourself.
- Anything that is not considered landscape brush may not be placed on the brush

collection site. For example: Tires, air conditioners, paint, cannot be put on the brush collection site. (Anything that is not considered landscape brush must be disposed of at a recycle facility).

BUSINESSES

- No business shall be conducted within any residence that would increase the normal amount of traffic or generate more than normal residential truck deliveries.
- Day care businesses are strictly prohibited.
- An exception to this rule is if the SBOD approves an annual community-wide Garage Sale. Regulations for this activity are set forth by the SBOD. (See Garage Sale Section)

DEDICATORY INSTRUMENTS

The following documents that govern Southgate Property Owners Association, in order of priority, applicable to Southgate Subdivision:

1. **Second Restated and Superseding Declaration of Covenants, Conditions and Restrictions of Record** (as they may be amended), (hereinafter referred to as the “Declaration”, effective: October 2, 2018.
2. **Second Restated and Superseding Articles of Incorporation** (as they may be amended) effective: October 2, 2018.
3. **Second Restated and Superseding Bylaws** (as they may be amended), effective: January 17, 2019.
4. **Rules and Regulations** written by the SBOD (as they may be amended) effective: April 5, 2019.
5. **Policies:**
 - **Records Production and Copying Policy**
Document # 2925153 Effective: June 15, 2018.
 - **Payment Plan Guidelines and Application of Payment Schedule Policy**
Document # 2925154 Effective: June 15, 2018.
 - **Document Retention Policy**
Document # 2925155 Effective June 15, 2018.
 - **Clubhouse Owner Rental Policy** Effective: December 12, 2018.

EXTERNAL RESIDENTIAL APPEARANCES:

CONSTRUCTION/REMODELING, LANDSCAPING, PAINTING:

- External appearances/aesthetics affected by construction, maintenance, remodeling, painting, landscaping, etc. are subject to prior written approval by the CCC.
- Any new construction requires a professional survey to be submitted to the CCC before building or before pouring cement for permanent structures may begin. The CCC shall **not** have the power and authority to sign off on this type of construction and it must be approved by the City of Pharr. Refer to Declaration Article V Section 5.1 for complete details.

- All aesthetic changes to the exterior of a home must be submitted in writing to the CCC and changes must be approved in writing by the CCC **BEFORE** any work may begin. This includes satellite dish installations and security camera installations.
- Three Members of the CCC must sign the approval document noting they are members of the CCC. No CCC member may act alone on decisions that affect the SPOA.
- Requests for exterior painting must be sent to the CCC in writing with an attached copy of the paint sample and referencing the *Sherwin Williams Desert and Southwest Style* paint approved color. This process must be completed even if the paint matches the existing color presently on your home.
- If you do not use *Sherwin Williams* paint, you must still color match to the *Sherwin Williams Desert and Southwest Style* paint color chart. You must submit a paint sample and a reference name and number from the *Sherwin Williams* paint color chart to the CCC before painting may begin.
- When painting the exterior trim of your home, the colors must be selected from the *Sherwin Williams "Desert and Southwest Style"* collection "body" (B) and "trim" (T) colors.
- "Accent" (A) colors on the chart **may not be used for garage door or trim**, but may be used for painted front doors.
- The master copy of this chart is on file in the Southgate Office and additional copies are available for homeowners.

FLAGS:

- An American Flag, Texas Flag and Military and MIA Flags are the only flags allowed to be displayed in Southgate.
- The flag of the United States of America must be at the center and at the highest point of the group when a number of flags are grouped and displayed from staffs. This rule is mandated by Federal Law.
- No flag pole may be installed on any Owner's property that causes noise that is considered a nuisance by the CCC.
- One (1) flag pole is the maximum number permitted on any Lot. Three (3) flags is the maximum number to be flown at any one time on any Lot.
- The CCC shall have the power and authority to ask Owner(s)/Lessee(s) to remove The United States of America flag when it is in such condition that it is no longer a fitting emblem for display.
- Not more than one (1) small garden type flag may be placed in the view of the public.

GARAGE DOORS: PUBLIC HEALTH AND SAFETY MANDATE

- Garage doors must be kept closed at all times unless the resident is either working in the yard, the garage or relaxing in view of the open door. If planned projects, home repairs, or auto repairs, etc. which require the garage door to be open for an extended period, you must get **prior** permission from the CCC. Even with this permission, the garage doors must be closed at night.

- Garage Doors may be open slightly for venting the garage area – not more than twelve (12) inches.
- Garage Doors must be kept in good repair and the painted garage doors shall not be permitted to show wear or an unpleasing appearance according to CCC standards.

Amended to define **GARAGE DOORS** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

GARAGE SALE:

- The SBOD shall have complete power and authority over said Garage Sale.
- The SBOD Common Grounds Manager shall supervise the chairperson of the annual Garage Sale.
- The Garage Sale Chairperson shall be appointed by the SBOD. The Garage Sale Chairperson shall have the duty to coordinate with the SBOD Common Grounds Manager the details and updates of the event. The Garage Sale Chairperson may select their committee members.
- Said appointed chairperson shall no later than December 15 poll the community with a choice of three (3) possible dates to hold the sale. The date receiving the majority of the votes shall be announced by the SBOD Common Grounds Manager.
- The community-wide Garage Sale may be held one time per calendar year.
- The SBOD requires that a minimum of ten (10) paid registration fees be collected before the SBOD shall give final approval for the Garage Sale.
- The SBOD shall grant permission for the gate to be open to the public during the hours of operation for the SBOD sponsored annual Garage Sale.
- The SBOD Common Grounds Manager shall oversee the opening and closing of the gate for the Garage Sale.

GATE ACCESS: PUBLIC HEALTH AND SAFETY MANDATE

- All Owners, Lessees, Guests, Long-term Guests, outside contractors, maids, care-givers, etc. and any other individuals who are granted access into Southgate are required to stop after entering the gate and to wait for the gate to partially close before exiting the gate area and proceeding into the community.
- Anyone granting gate access to individuals are responsible to ask the person(s) they are admitting to stop to allow the gate to partially close before proceeding into the community.
- All person(s) who do not stop at the gate will be the responsibility of the Owner who granted gate access.

Amended to define **GATE ACCESS** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

GOLF CARTS/HANDICAPPED TRANSPORTATION/BICYCLES:

- Golf carts may not be driven on any Common Ground/Recreational Common Area sidewalk or patio area. (Maintenance personnel are exempt from this restriction.)
- Handicapped transportation is permitted to enter any sidewalk or Common Area with **extreme caution**. All drivers of handicap transportation must stop at the corners of buildings to be sure that no pedestrians are approaching. They must proceed on the sidewalks at a very slow speed.
- Bicycles may not be ridden on any Common Area/Recreational Common Area sidewalk.
- There is a designated bicycle parking area and bicycles must be walked and parked in that area only.
- When walking your bicycle, you must proceed with caution being mindful of walking pedestrians who may be approaching.

GUEST:

- Any person visiting an Owner/Lessee for not more than thirty (30) days in a six (6) month period is considered a Guest.
- Guests must obey all of Southgate's Rules and Regulations.
- Any Owner inviting a Guest into Southgate is responsible for any and all actions by their Guests.
- Owner(s)/Lessee(s) must accompany all Guests when the Guest is in the Common Recreation Areas.
- Guests must stop at the gate to allow it to begin to close before proceeding into Southgate.
- Guests are prohibited from using the Exercise Room.

GUEST – LONG TERM:

- A Long-Term Guest is an individual eighteen (18) years of age or older who is residing with an **Owner** for more than thirty (30) days in a six (6) month period.
- All Long-Term Guests must be registered as such in the Southgate Office.
- Owners are responsible for the actions of Long-Term Guests.
- Long-Term Guests must be accompanied by an Owner when they are in any Recreational Common Area. (They do **not** need to be accompanied by an Owner when they are in the Common Areas i.e., streets, sidewalks, mailboxes, etc.).
- Long-Term Guests may not use the Exercise Room.
- Long-Term Guests become a "Resident" after living in the Southgate Subdivision for one year with continual occupancy and may be absent from Southgate for less than thirty (30) days in a twelve (12) month period.
- If a Long-Term Guest is absent more than thirty (30) days in a twelve (12) month period they shall begin anew with no time accumulated.

- Lessees are not permitted to allow Long-term Guests to reside in their leased home.

HOLIDAY DECORATIONS:

- Holiday decorations must be removed from public view not later than two (2) weeks or fourteen (14) days after a holiday.

HOSES AND HOSE REELS:

- Hoses and hose reels when not in use may not be stored so as to be visible from public view.
- Open reels and hangers must be on the side or rear of the home with hoses neatly wrapped and not laying on the ground **when not in use**.
- Only those who had hose wraps mounted directly into the brick on the front of their home as of **February 15, 2016** may continue to have hose storage mounted on the front of their home and all hoses must be kept neatly wrapped.

LANDSCAPE MAINTENANCE: (Appearance as determined by the CCC)

- Yards are to be mowed **EVERY** week and watered to maintain a pleasing appearance. The SBOD shall have the power and authority to hire an outside contractor without additional notices to property Owners to mow the yard if the yard is not being properly and consistently maintained at the Owner's expense.
- All Landscape must have a tidy appearance and windows may not be obstructed by overgrown landscaping.
- As per the Pharr Fire Marshall, any point on any street in the Southgate Subdivision must have thirteen feet six inches (13' 6") of clearance straight up. No trees, limbs or shrubs will be allowed to grow in this area. It is the responsibility of the residents to adhere to this CCC enforced policy.
- Homes that have tiled or brick walkways or driveways must be kept free of vegetation.
- Undeveloped Lots are to be mowed to maintain a pleasant appearance. Vegetation killer may not be applied to any Lot to avoid mowing.
- The Undeveloped Lots shall be mowed a minimum of one time per month. If the vegetation is determined by the CCC to be grown above an acceptable level to be considered a pleasant appearance, the SBOD shall have the power and authority to have the lot mowed more than one time per month at the owner's expense.
- Trees are to be trimmed and maintained as needed to maintain a pleasant appearance. Debris from trees such as but not limited to: acorns, fruit, leaves and branches must be kept picked up and not allowed to become a nuisance to the neighboring Lots. It is the Owner(s)/Lessee(s) responsibility to keep the area surrounding their tree(s) clean and prevented from blowing onto the street or neighboring Lots.
- There is a ten (10) foot easement along all street curbs. Any planting in this area is subject to loss if maintenance needs to be performed.

LEASING AN OWNER'S PROPERTY:

- Lessee(s) may not occupy the property before they are registered in the Southgate Office.

- Any leased property in the Southgate Subdivision shall be intended for single-family housing.
- Owner(s) must immediately inform the office of intent to lease their home and comply with leasing procedures established by the SBOD.
- **All Occupants** of a leased property must be fifty-five (55) years of age or older.
- All Leases must be a minimum term of twelve (12) months. Month-to-month leases are not permitted in the Southgate Subdivision. When the original lease expires, a new lease signature page and term of lease page must be submitted to the Southgate Office.
- All Occupants who will reside in a leased property must be named on the lease. No other Occupant(s) may be added during the term of the lease.
- A copy of the page listing all names on the lease and the page listing the length of the term of the lease must be given to the Southgate Office **BEFORE** occupancy may begin.
- No Guests may reside in the leased home for more than fifteen (15) days in a six (6) month period.
- Long-Term Guests may not reside in a leased home and are prohibited from being added to the lease during the twelve (12) month term of the lease.
- Owner(s) must provide a legal proof of identification for each Lessee before any Lessee(s) may occupy said Owner's property.
- Owner(s) are required to pay a forty-dollar (\$40.00) registration fee/background check per Lessee before they may allow Lessee(s) to move into the Southgate subdivision.
- It is the responsibility of each Owner leasing their property to provide the new Lessee(s) with the website that houses all SPOA'S Dedicatory Instruments using the following link: <https://www.southgateliving.com/owners-page/> (Control + Click to follow link)
- Lessee(s) must follow the same rules that apply to Owner(s).
- The Owner(s) is responsible for the conduct and the compliance of their Lessee(s). All Lot Specific Fees/Fines for violation of the Dedicatory Instruments by any Lessee(s) shall be the responsibility of the Owner(s).
- The Owner(s) is ultimately responsible for upkeep of the property.
- An eviction process will begin immediately if all Lessees are not at least fifty-five (55) at the Owner's expense. The Owner(s) shall be responsible for attorney fees, filing fees and all court costs and fees.

MINORS:

- Children younger than eighteen (18) years of age may not reside in Southgate.
- Children may visit, not to exceed thirty (30) days in a six-month period.
- Failure to comply will result in an immediate eviction process of said minors. The Owner shall be responsible for attorney fees and filing fees, court costs and fees.

- If Owners are planning to have minors visit under the age of eighteen (18) for more than ten (10) days they must notify the Office via email or by written note to include the dates of the stay prior to the time the minor's stay begins.

NOISE/NUISANCES:

- All activity within or outside a residence or the Common Areas shall be conducted so as not to disturb other residents. Excessive noise is not allowed past eleven (11) O'clock PM.
- Televisions, radios, and musical instruments must be used in such a manner and at such times that do not disturb other residents.
- Excessive pet barking is considered a nuisance by the City of Pharr ordinance and will not be allowed and shall be subject to Lot Specific Fees for each offense (as determined by the CCC). Please note, this does not include an occasional barking episode.
- The SBOD shall have the power and authority to assess Lot Specific Fees to enforce the nuisance of excessive and continual barking on a regular basis disturbing neighbors. The City of Pharr has ordinances prohibiting excessive noise from pets.

OCCUPANCY:

- Occupancy is limited to a single-family home constructed on any Lot for use by a registered Owner(s) or registered Lessee(s).
- If the Owner(s) is under fifty-five (55) years of age then the home shall be occupied by at least one (1) person who is fifty-five (55) years of age or older (qualifying occupant) any time the home is occupied.
- The "qualifier" who is fifty-five (55) years of age or older must register and must occupy the home whenever the home is occupied.
- As of January 7, 2019, all occupants are subject to a mandatory background check prior to residing in Southgate. The fee for the background check and registration process is forty dollars (\$40.00) per person and shall be at the expense of the occupant and must be paid **prior** to residing in Southgate.

OUTDOOR CLOTHES LINES/LAUNDRY:

- Outdoor clothes lines of the umbrella type are allowed **if and only if** it cannot be viewed from the street or by any neighbor.
- No articles of any kind may be placed upon a fence, bench or any other structure for drying purposes that can be viewed from the street.

RECREATIONAL COMMON AREAS:

- The use of all recreational facilities is at the risk of the individual. The SPOA does not assume liability for injury, dismemberment or death. This includes Clubhouse rentals – Owner(s) shall assume all risks for their guest(s) when renting the Clubhouse.
- Southgate Common Areas are primarily for the use and enjoyment of Owner(s) and Lessee(s). Guests and Long-Term Guests must have an owner accompanying them while they are in Common Recreational Areas.
- Long-Term Guests who have reached the status of Resident shall be permitted the use of the Recreational Common Areas without being accompanied by an Owner. Residents may not invite Guests to use the Recreational Common Areas. The Owner must be

present when a Resident invites guests into the Recreational Common Areas.

- Each person/casual group is responsible for their personal belongings and for proper disposal of garbage/litter by removing it from the Common Recreational Area and taking it home.
- In the event of vandalism, unauthorized, improper use of the facilities, belligerent behavior toward any SBOD Member, Owner, Lessee, Guest or Long-Term Guest; or Resident, law enforcement will be summoned.

BILLIARD ROOM:

- Owners/Lessees will have priority for use of the game tables.
- Long-Term Guests/Guests and Minor Guests may only use the Billiard Room when accompanied by an Owner/Lessee.
- When leaving the Billiard Room, if no other Owner(s) /Lessee(s) are present; you must set the air conditioner to the proper setting (refer to the instructions posted beneath the thermostat).
- Smoking/vaping is not allowed in the Billiard Room.
- Shirt, shorts and shoes (minimum) are required in the Billiard Room.
- Swimsuits wet or dry may not be worn into the Billiard Room.

CLUBHOUSE:

- The Clubhouse shall not be used by non-Owner(s).
- Guests and Long-Term Guests using the Clubhouse must be accompanied by an Owner/Lessee at all times when occupying the Clubhouse.
- Long-Term Guests when they have reached the status of “Resident” may use the Clubhouse without the Owner being present.
- Persons using profanity or disturbing others will be asked to leave the Clubhouse by the SBOD.
- Shirt, shorts and shoes (minimum) are required in the Clubhouse.
- Swimsuits, wet or dry, are not allowed in the Clubhouse.
- Smoking/vaping is not allowed in the Clubhouse.
- For casual use of the Clubhouse, eating is to be confined to the bar area and game table in the bar area. Southgate sponsored or private events are exempt from this restriction.
- Each Owner/casual group is responsible for their personal belongings and for proper disposal of garbage/litter by removing it from the area and taking it home.
- Each Owner(s)/Lessee(s)/Resident(s) using the clubhouse shall be responsible for using good judgment in the use of lights, heating or cooling and will see that all doors and windows to the clubhouse are kept closed.

- The temperature in the Clubhouse should NOT be set to heat (in cold weather) or cool (in hot weather) until one (1) **hour prior to a gathering**.
- Upon leaving the clubhouse all lights should be turned off and doors locked. Heating or cooling equipment shall be set according to the directions posted by the SBOD beside the thermostat.

CLUBHOUSE RENTAL:

- For a Complete List of Regulations for Clubhouse Rentals, see the Southgate Clubhouse Rental Policy listed on our website <https://www.southgateliving.com/owners-page/> (Control + Click to follow link)
- Only a property Owner may rent the clubhouse for a private event. The Owner renting the Clubhouse is liable for any damage to the Clubhouse. The Owner is liable for any injuries incurred by any of their Guests attending their private event. Any damage to the tile floors shall be the Owner's responsibility and the SBOD shall hire an outside contractor to refinish the tiles that are damaged at the Owner's expense. See Clubhouse rental policy for further information.
- The Clubhouse is not for public use. No goods or services may be sold in the Clubhouse.
- Smoking/vaping is not allowed in the Clubhouse or any outdoor area of the Clubhouse.
- Persons using profanity or disturbing others will be asked to leave the Clubhouse by the SBOD.
- All SBOD meetings and events shall have priority over all other groups that request to reserve the Clubhouse.
- The Clubhouse facilities are reserved exclusively for use by and open to the entire community on Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Super Bowl Sunday and other posted SBOD events. Owners may not reserve the Clubhouse on the above referenced days.
- The Women's Association shall have the right to reserve the Clubhouse for Southgate dinners not to exceed twelve (12) per calendar year. The Women's Association shall give a list of the dates to be reserved to the Office not later than January first (1st) of each year.
- Maximum Clubhouse capacity is seventy-five (75) Guests.
- Upon leaving the Clubhouse all lights must be turned off and all doors locked. Heating or cooling equipment shall be set according to the directions posted by the SBOD beside the thermostat.
- The monthly SPOA Calendar includes the dates a private event is scheduled.
- Clubhouse rentals do not include the Pool/Spa, any of the outdoor courts, Billiard Room, or Library.

COURTS: TENNIS/BOCCE/PICKLE BALL/SHUFFLE:

- Owners/Tenants will have priority for use of the all Courts.
- Guests and Long-Term Guests may only use the Courts when accompanied by an Owner.

- Long-Term Guests who reach the status of Resident may use the courts without being accompanied by an Owner.
- No breakable containers are permitted inside any court area.
- All players must wear tennis shoes, shirt, and shorts (minimum) and use proper playing equipment when using the courts.
- Persons using profanity or disturbing others using the Tennis Courts will be asked to leave by the SBOD.
- Smoking/vaping is not allowed on any court.
- Wheeled vehicles of any type are not permitted on any court.

EXERCISE ROOM:

- Use the exercise room at your own risk.
- Smoking/vaping is not allowed in the Exercise Room.
- Owners/Owner's Spouse/Lessees/Residents will have use of the equipment in the exercise room.
- Long-term Guests/Guests may not use the exercise room.
- Persons using profanity or disturbing others in the exercise room will be asked to leave by the SBOD.
- To help maintain the equipment, please follow the posted regulations.
- Shirt, shorts and shoes (minimum) are required for using the Exercise room.
- Swimwear wet or dry may not be worn in the exercise room.
- Please leave equipment in a ready to use condition. Wipe down the equipment after using the machines before leaving the area.
- Return all equipment to its proper place. Hand weights and equipment weight discs must be stored on the storage rack and never left on the floor. No equipment including fans may obstruct the walkway to the SPOA bulletin board or the Lot internal mailboxes.
- The ceiling fan should always be running for ventilation. If you turn off the ceiling fan while exercising, you must turn it back on before leaving the room.
- The lights and air conditioner must be turned off when you leave if there are no other Owner(s)/Lessee(s) present.

POOL/SPA: PUBLIC HEALTH AND SAFETY MANDATE

- Use of the swimming Pool/Spa will conform to all Texas State laws and Pharr Municipal ordinances. Nothing contained herein shall be considered as modifying those laws.
- There is no lifeguard on duty at the Pool/Spa – enter the water at your own risk.
- A 911 emergency phone is available outside of the north pool gate.
 1. **This gate MUST be in the OPEN position (engage kick-stand to keep gate**

open) while using the pool. (Insurance mandate)

2. This open gate will allow easy access to the 911 emergency telephone and for rescue personnel to enter the pool without using a key.
 3. Failure to keep the gate which leads to the 911 telephone open when occupying the Pool/Spa or when inside the gated area may cause a loss of privilege to the Pool/Spa and/or a Lot Specific Fee issued by the CCC.
 4. Each offense shall extend the loss of privilege and/or additional Lot Specific Fees at the discretion of the CCC.
- The lifesaving pole and ring buoy shall be stored in their proper places.
 - Smoking/vaping is not permitted in the Pool/Spa or the Pool/Spa fenced in deck area.
 - Persons using profanity or disturbing others in the exercise room will be asked to leave by the SBOD.
 - Anyone entering the Pool/Spa must rinse in the outdoor shower area before entering the water.
 - Owners shall have priority use of the Pool/Spa.
 - Only persons wearing proper swimwear (swimsuits, swim trunks) may use the Pool/Spa. Shorts, cutoffs or any other street clothes are not allowed.
 - Guests and Long-Term Guests must be accompanied by an Owner/Lessee when in the Pool/Spa area. Guests and Long-Term Guests may not invite others to use the Pool/Spa.
 - Long-Term Guests who have reached the status of Resident may use the Pool/Spa without being accompanied by an owner. However, they may not invite other Guests to the Pool/Spa without the Owner being present.
 - Owner(s)/Lessee(s) will be limited to **four (4) Guests** per Owner while using the Pool/Spa.
 - Guests under the age of eighteen (18) are not permitted in the Spa.
 - Guests who are under the age of three (3) years of age are not permitted in the Pool.
 - Any person who is incontinent is NOT allowed in the Pool/Spa. Diapers or “swim diapers” are strictly prohibited.
 - Only Association provided lounge chairs and tables are allowed on the Pool/Spa deck.
 - Glass containers may not be brought into the Pool/Spa or into the fenced Pool/Spa deck area.
 - No food shall be taken inside the fenced Pool/Spa deck area.
 - Running, diving, rowdiness or unsafe behavior is strictly prohibited in the Pool/Spa or the fenced Pool/Spa deck area.
 - Persons uncovering the Pool/Spa for use shall replace the cover(s) when finished.

Amended to define **POOL/SPA** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

REGISTERING IN THE SOUTHGATE OFFICE: PUBLIC HEALTH AND SAFETY MANDATE

- All persons over the age of eighteen (18) residing in Southgate for more than thirty (30) days in a six (6) month period must register in the Southgate Office.
- All persons residing in the Southgate subdivision shall report any and all changes to their Affidavit of Occupancy or Emergency Contact forms. Failure to do so is a violation of the Covenants.
- All Owners who have their property listed in a Trust must give a copy of the Trustee page(s) and a copy of the signature page(s) showing the notary's signature to the Southgate Office. Owners must sign all legal documents required by Southgate with TTE after their name(s).

Amended to define **REGISTERING IN THE SOUTHGATE OFFICE** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

RESIDENT:

- A Resident is defined as a Long-Term Guest who has been registered in the Southgate Office and has been living in the Southgate subdivision for a minimum of twelve (12) consecutive months.
- A Resident may use the Common and the Recreational Common Areas without being accompanied by an Owner.
- A Resident may use the Exercise room.
- An Owner is responsible for any and all actions of Residents living in their home.
- A Resident who is not fifty-five (55) years of age may not occupy an Owner's home without a qualifying person age fifty-five (55) or over who has been registered in the Southgate Office. **(See Occupancy section for age restriction regulations in a fifty-five (55) years of age or older community.)**
- A Resident may not invite Guests to use the Recreational Common Areas.

SALE OF OWNERS PROPERTY:

- Owners must immediately inform the office of intent to sell their home or lot and comply with sales procedures established by the SBOD.
- All homes for sale must use the "For Sale" signs that are available in the Southgate Office. No private realtor signs may be visible in the subdivision.
- It is the responsibility of each Owner selling or transferring fee simple title of property to provide the new Owner(s) with the website that houses all our Dedicatory Instruments: <https://www.southgateliving.com/owners-page/>
- All purchasers of homes or lots in the Southgate Subdivision must sign an affidavit provided by the Southgate Office confirming that someone fifty-five (55) years of age or over will be residing in the home anytime the home is occupied before a resale certificate shall be issued by the Southgate Property Owners Association.

- Purchasers shall submit a legal copy of the Owner(s) proof of age before the resale certificate shall be issued by the Southgate Property Owners Association.
- All purchasers shall be subject to a forty-dollar (\$40.00) registration/background check fee at their expense. Said fee is due upon registering in the Office.

SATELITE DISHES:

- Satellite dish placement must be approved in writing by the CCC before installing them on any residence so as not to violate the regulation in the Dedicatory Instruments that requires approval before any Owner may alter the exterior of their home without written CCC approval.
- As of 4-4-2019, Satellite dishes may not be placed on the front or side of any house. The required placement is the back of the house so as not to be viewed from the street.
- If existing satellite dishes are located so that they may be viewed from the street, the satellite dish must be moved to the rear of the house when the house is sold and shall be the responsibility of the new Owner(s).
- Alternative placements of satellite dishes must have written approval by the CCC.

SBOD SECURITY SURVEILLANCE CAMERAS ON COMMON/RECREATIONAL COMMON GROUNDS:

- The SBOD shall have the power and authority to install surveillance cameras to protect the security for such as but not limited to: the Office, Clubhouse, Pool/Spa, Handicapped Zones, Guest Parking areas, and the Security entrance/exit gates.
- The SBOD at no time may film any areas except the Common/Recreational Common Ground Areas. At no time can the cameras film an Owner's property.
- Signage must be displayed announcing that surveillance equipment is monitoring the community.
- The SBOD shall have the power and authority to assess Lot Specific Fees/Fines if there is footage that can be shown to the Owner(s)/Lessee(s) who is responsible for the violation.
- The SBOD shall notify the SPOA with an official notice when any surveillance cameras are installed and operational.

SURVEILLANCE CAMERAS ON OWNERS PROPERTY:

- All three (3) members of the CCC shall either approve or reject in writing the plans for a surveillance security system before the Owner(s) may install surveillance equipment so as not to violate the regulation in the Dedicatory Instruments that requires approval before any Owner may alter the exterior of their home without written CCC approval.
- Outdoor security surveillance systems shall be limited to no more than six (6) cameras that can be viewed from the street. Cameras may not be placed on the front of any home. The CCC has the authority to allow additional cameras if needed not to exceed eight (8).
- Before approval by the CCC is granted, they shall review the written plans of the proposed security surveillance system which shall include a picture of the size of the cameras that will be installed and the position on the home where the cameras will be mounted.

- Cameras may not be facing any neighbor's property and must be programmed so as to only film within and never beyond the Owner's property lines. Surveillance cameras may not at any time violate or invade other Owner's privacy.
- At no time may camera surveillance equipment be mounted so as to face a neighbor's window(s).
- Cameras must have a pleasing appearance according to the CCC. The Owner or the Owner's Contractor must install the cameras so as to have an appearance which shall not be considered unsightly as determined by the CCC.
- Doorbells that include entry door camera security are permitted in the Southgate Subdivision. The surveillance doorbell must be placed to show only the Owner's property.
- After approval from the CCC, the SBOD shall have the right to request a view from the camera inside the residence.
- The SBOD shall have the right to inspect surveillance camera angles and shall be permitted to review one time per year the view from the camera monitoring system inside the home.

SIGNS:

- No signs may be displayed in public view other than the for-sale sign provided by Southgate Real Estate Committee.

SMOKING/VAPING: PUBLIC HEALTH AND SAFETY MANDATE

- Smoking/vaping is strictly prohibited in any Common/Recreational Common Area to include but not limited to: Streets, Sidewalks, Clubhouse, Exercise Room, Pool/Spa to include the fenced in area, Barbeque Area, any covered Patio area, any Court area, Office or Resident Mailbox area.
- Smoking/vaping is only allowed on the individual's personal property.
- Owner(s)/Lessee(s) are responsible to inform their Guests regarding the smoking/vaping policy and Owners shall be charged a Lot Specific Fee if they or any of their Guests are smoking/vaping while in the Common Areas/Recreational Common Areas. The No Smoking Ordinance is in effect in the City of Pharr, Texas.

Amended to define **SMOKING/VAPING** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

SPEED LIMIT: PUBLIC HEALTH AND SAFETY MANDATE

- The speed limit in Southgate shall not exceed fifteen (15) miles per hour.
- The Owner/Lessee is ultimately responsible for Guests exceeding the fifteen (15) miles per hour speed limit.

Amended to define **SPEED LIMIT** Section as a Public Health and Safety Mandate filed in Hidalgo County on January 13, 2020

SPOA BULLETIN BOARD:

- The SPOA bulletin board is located in the Exercise Room. The SBOD shall have the

power and authority over the SPOA bulletin board and may remove articles that are inappropriate and/or outdated from any section of the bulletin board.

- The SBOD shall have posting rights to the south section of the bulletin Board. The postings shall include current minutes and current financial statements, the SPOA calendar and other information the SBOD may choose to display.
- The Women's Association shall have positing rights to the middle section of the SPOA bulletin board. The postings shall include current minutes, financial statements and the yearly calendar of events. Sign-up sheets and other information the Women's Association may choose to display.
- Only Members of the Association are permitted to use the north section for posting information that relates to the community.
- All notices must be typed, signed and dated.
- All notices will be removed thirty (30) days after posting.
- No notice advertising a business in the HOA shall be posted due to the business restriction in our Dedicatory Instruments.

TRASH CONTAINERS:

- Trash containers should not be placed on the street before 6:00 PM on the evening before pickup (currently Wednesday).
- The trash containers must be stored out of sight by dusk on pick up day (currently Thursday).

VEHICLES:

VEHICLES/DRIVEWAYS/STREETS

- Only personal transportation vehicles are allowed to be parked outside of an Owner/Lessee's garage in their driveway. This includes automobiles, vans, pickup trucks, sports utility vehicles, motorcycles, golf carts and any vehicles used by the handicapped.
- Vehicles may not be parked on the street overnight.
- All Vehicles must be registered in the Southgate Office. Registration must include, Make, Model, Color, and License Plate Number.
- The use of a cover on any vehicle is prohibited in the drive-way area of any home or Common Area. Vehicles that are covered must not be visible from the street.

VEHICLES: RESTRICTED AND EXCLUDED:

- Recreational Vehicles (RVs) are among the list of restricted vehicles that may not be parked outside the garage for more than forty-eight (48) hours without notifying the CCC prior to driving and/or parking an RV in Southgate.
- The SBOD by majority vote shall have the power and authority to grant an extension to the forty-eight (48) hours maximum parking limit for restricted vehicle parking **if and only if** an emergency should arise.

- Parking “Cones” (available from the CCC) for safety must be placed in the front and rear of the restricted vehicle when the vehicle is parked on any street in the subdivision. These parking cones must be returned to the CCC after use.
- All restricted vehicles must be owned by a property owner to be driven into Southgate.
- RV’s may not be occupied as housing facilities (City of Pharr ordinance) any time they are parked in Southgate.
- Commercial vehicles are considered restricted vehicles and may be parked on the street only during the performance of service by the driver or owner of the vehicle. If commercial vehicles are to be left overnight, they must be left in the Owner/Lessee’s driveway. A parking permit must be obtained in advance from the CCC by the Owner/Lessee having the work done, if the vehicle will not fit in the driveway.
- Boats, tow behind vehicles, utility trailers, tow-dollies and other similar vehicles/tow behinds are specifically excluded and are not allowed to be parked in an Owner/Lessee’s driveway. Excluded vehicles may be parked in an Owner/Lessee’s garage if size permits and the garage door can be closed.
- Pick-up trucks with stand-up campers may not be parked in Southgate overnight.
- Go-carts, skateboards, and scooters are excluded methods of transportation and may not be used on any street, any court, or any sidewalk nor may they be parked in Southgate Common Areas at any time.
- Roller skates are excluded from use due to a potential safety hazard for pedestrians.

VEHICLES – PARKING/ GUEST PARKING LOTS:

- **Parking is prohibited in front of the sidewalk and ramp that leads to the Office and the mailboxes.** Parking directly in front of the ramp prohibits handicapped individuals from collecting their mail delivered by the United States Postal Service which is restricted by Texas State Law. Any car parked so as to block the entrance to the office/mailboxes will be subject to a \$100.00 lot specific fee.
- In accordance with Texas Department of Motor Vehicles when parking to pick up your mail, if you are westbound you must park on the North side of the street and cross the street to retrieve your mail. If you are eastbound, you must park on the South side of the street.
- Guest Parking is located at the east and west ends of the Common Areas. These parking areas are intended for Guests (not to include Long-Term Guests). **Guests** may continuously park their vehicle in the Guest parking areas for a maximum of ten (10) days. Owner(s)/Lessee(s) may NOT use these areas to park their vehicles for more than overnight or for visits to the Recreational Common Areas.
- Owner(s)/Lessee(s) storage of any vehicle is not permitted in the Guest parking areas. These areas are NOT for continuous storage of any type of vehicle.
- Owner(s)/Lessee(s) may not park their commercial vehicles in the guest parking area at any time.
- If an Owner/Lessee has a vehicle that will not fit in their garage, they must use their driveway to park their vehicles NOT in the Guest Parking Area.

- If an Owner/Lessee has an emergency situation which requires that they park their vehicle in the guest parking area for more than overnight, they must have written prior approval from the SBOD.

YARD ORNAMENTS:

- As determined by the CCC when visible from the street, yard ornaments, decorations and/or any objects shall be consistent so as to blend with the overall appearance/aesthetics of the other Lots and comply with the applicable Dedicatory Instruments.
- Clutter, disarray and/or debris on any Lot will not be allowed as determined by the CCC.
- Yard ornaments that may be viewed from the street must have prior approval from the CCC before placing them on a property.

This revision and amended Rules and Regulations were adopted by the Southgate Board of Directors on behalf of the SPOA at a meeting held on April 4, 2019 and are effective immediately upon filing this document with the Hidalgo County Clerk.

AMENDMENTS TO THE RULES AND REGULATIONS

The First Amendment to these Rules and Regulations was unanimously approved and adopted by the Southgate Board of Directors on behalf of the Southgate Property Owners Association at a business meeting held on November 25, 2019.

(Amendments follow on subsequent pages)

**SOUTHGATE PROPERTY OWNERS ASSOCIATION
(A Private Entity)**

"A Community of Friends Age 55 and Older"
Of the City of Pharr, Hidalgo County, Texas

**RULES AND REGULATIONS
AMENDMENT #1**

Effective: January 13, 2020 (Hidalgo County Clerk Recording Date)

The Following Sections were amended to identify and define each of the following sections as a
PUBLIC HEALTH AND SAFETY MANDATE:

- **ANIMALS:** PUBLIC HEALTH AND SAFETY MANDATE
- **GARAGE DOORS:** PUBLIC HEALTH AND SAFETY MANDATE
- **GATE ACCESS:** PUBLIC HEALTH AND SAFETY MANDATE
- **POOL/SPA:** PUBLIC HEALTH AND SAFETY MANDATE
- **REGISTERING IN THE SOUTHGATE OFFICE:** PUBLIC HEALTH AND SAFETYMANDATE
- **SMOKING/VAPING:** PUBLIC HEALTH AND SAFETY MANDATE
- **SPEED LIMIT:** PUBLIC HEALTH AND SAFETY MANDATE

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, acting with the authority of the Board of Directors of the Southgate Property Owners Associations, a Texas Non-profit Corporation, hereby certifies that upon a majority vote approved Amendment #1 as an addition to the Rules and Regulations with all the changes and updates applicable to Southgate Subdivision Rules and Regulations, City of Pharr, Hidalgo County, Texas was in all things properly AGREED, APPROVED, RATIFIED by the Southgate Board of Directors and made wholly effective by filing with the Hidalgo County Clerk on January 13, 2020.

SOUTHGATE PROPERTY OWNERS ASSOCIATION
A Texas Non-profit Corporation

By: George Herrington Date: 1-10-20
George Herrington

Its: Association President

IN WITNESS WHEREOF, the undersigned, Phyllis Yardley, qualified and acting Secretary of the Southgate Property Owners Association, a Texas Non-profit Corporation, hereby certifies on behalf of the Association this Amendment #1 was voted on and passed at a business meeting by the majority of the Southgate Board of Directors on November 25, 2019 and shall take effect upon the recording of the Rules and Regulations in the Official Public Records of the Hidalgo County Clerk.

By: Phyllis Yardley Date: 1-10-20
Phyllis Yardley

Its: Association Secretary

**CERTIFICATE OF COMPLIANCE
SOUTHGATE PROPERTY OWNERS ASSOCIATION
NOTARY STATEMENT**


**STATE OF TEXAS §
HIDALGO COUNTY §**

Before me the authorities on this date personally appeared George Herrington, President and Phyllis Yardley, Secretary of the Southgate Property Owners Association. Each person known to me to be the person whose names are subscribed to the certificate of compliance and acknowledged to me that they each executed the same in the capacities stated and for the purposes and consideration therein expressed.

This instrument was acknowledged before me on the 10th of January, 2020.

SEAL





Dawn Herrington
Notary Public
My Commission Expires May 15, 2022

**CERTIFICATE OF ATTESTATION
SOUTHGATE PROPERTY OWNERS ASSOCIATION**

The Rules and Regulations governing the Southgate Subdivision were hereby amended and approved at a business meeting by a majority of the Southgate Board of Directors on November 25, 2019. This Document shall be recorded by the Hidalgo County Clerk on January 13, 2019.

The undersigned being the Southgate Board of Directors of the Southgate Property Owners Association hereby unanimously enact, amend and approve the Rules and Regulations as written
Effective Date: January 13, 2019

George Herrington 1-10-20
George Herrington, President Date

Linda M. O'Donohue 1-10-20
Linda M. O'Donohue, Vice-President Date

Phyllis Yardley 1-10-20
Phyllis Yardley, Secretary Date

Treasurer Date
Balentin Morelos 1-10-20
Balentin Morelos, Member At Large Date

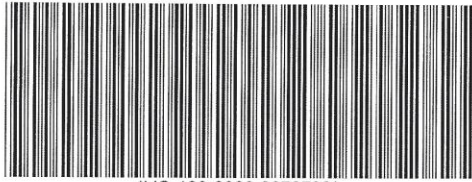
**THE STATE OF TEXAS §
COUNTY OF HIDALGO §**

Before me the Southgate Property Owners Association Board of Directors personally appeared George Herrington, President; Linda M. O'Donohue, Vice President; Phyllis Yardley, Secretary; and Balentin Morelos, Member At Large. Known to me to be the persons whose names are subscribed in the Certificate of Attestation and acknowledged to me that they each executed the same in the capacities stated for the purposes and consideration therein expressed.

This instrument was acknowledged before me on 10th day of January, 2020.



Dawn Herrington
Dawn Herrington
Notary Public
My Commission Expires May 15, 2022



VG-120-2020-3078730

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3078730

Billable Pages: 25

Recorded On: January 13, 2020 02:34 PM

Number of Pages: 26

*****Examined and Charged as Follows*****

Total Recording: \$ 132.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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 No: 3078730
Receipt No: 20200113000318
Recorded On: January 13, 2020 02:34 PM
Deputy Clerk: Tania Rivera
Station: McAllen-cc-k23

Record and Return To:

Southgate Property Owners Association
100 West Moore Rd #91
Original returned to customer
Pharr TX 78577



STATE OF TEXAS
COUNTY OF HIDALGO

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 Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas