

Exotic Isle Homeowners Association

Rules and Regulations Governing Common Areas

The Exotic Isle common area refers to any space or property accessible to all community members, excluding individual lots owned by residents. This includes tram and tram areas, barge and barge landings, a ring road, a swimming pool, a storage barn, fencing, lighting, and the central and north/south ends of the island. It is crucial to properly maintain and safeguard these common areas for the enjoyment of the community, a responsibility held by the association.

Our community's covenants clearly define what is permissible and what is not. All members are required to adhere to these rules to foster a harmonious living environment. For detailed information on deed restrictions, please consult *Article II - General Provisions Relating to Use and Occupancy*, available on our website: www.exoticisle.net.

The following guidelines have been adopted as policy for *Exotic Isle Guidelines*:

1. *Prohibited Activities in common areas and social graces:*

- a) *any activity that is otherwise prohibited by the Dedicatory Instruments;*
- b) *Any illegal activity;*
- c) *Any nuisance, noxious, or offensive activity, no loud music or profanity;*
- d) *Any dumping of rubbish;*
- e) *Any storage of;*
building material; vehicles, boats, jet skis, trailers, campers;
- f) *exploration of minerals;*
- g) *the display of any sign;*
- h) *interfering with the drainage of the island;*
- i) *draining personal property in common areas unless ARC approved;*
- j) *collection of rainwater recovery systems;*
- k) *no hunting unless pre-approved by the Exotic Isle Board for invasive critters;*
- l) *for the safety of our community, we require all owners to read and understand the Aerial Tram Car Operations and sign the Tram Car Agreement;*
- m) *children under the age of 16 yrs may not ride the tram unless accompanied by an adult;*
- n) *tram room training is required to operate the tram;*
- o) *only a lot/homeowner/authorized subcontractor may operate the barge after training, reading, and understanding barge operation, safety measures, Texas Boating Laws & Responsibility Manual (see website:www.exoticisle.net) and sign barge hold harmless;*
- p) *the pool is open all year but is not heated. There is no lifeguard - residents and guests swim at their own risk. The pool closes at 10 PM; all members and guests are required to follow and abide by the pool rules that are posted in the pool area;*
- q) *vehicles are allowed on the island but are not to be used as a mode of transportation on the island. Golf carts and mules are acceptable modes of transportation on the island;*

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- r) tram landing is for loading and offloading on both sides, please be courteous and move your vehicle so others may load and offload ;*
- s) double-check the tram gate position to make sure the tram will operate for the next homeowner or guest. It must be in a closed position for the tram to operate. DO NOT LEAVE THE GATE OPEN AND LEAVE THE TRAM AREA;*
- t) do not park and block boat stalls on the Selkirk side;*
- u) do not park on the concrete pad on the Selkirk side (for boat washing only);*
- v) pets are welcome, but aggressive pets must be restrained;*
- w) only authorized persons who have trained are allowed in the pool equipment room and well house;*
- x) only authorized persons by the board are allowed to operate Exotic Isle machinery and equipment - no one will take equipment or machinery without permission from the Board;*
- y) do not park or block the Tram Room door on the Selkirk side;*
- z) household trash is not allowed to be placed in tram/pool trash receptacles.*