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

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RESTRICTIONS

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

Total Recording: \$ 51.00

*****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.

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222 W University Dr
original returned to customer
EDINBURG TX 78539



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

DEED RESTRICTIONS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

§

§ **KNOW ALL MEN BY THESE PRESENTS**

COUNTY OF HIDALGO

§

The undersigned, Eduardo Lopez, is the authorized Representative of LOS LAGOS DEVELOPMENT, LLC, Declarant, and the authorized representative of LOS LAGOS HOA PHASE VII-B ("the Owner"), and who is the owner of the property referred to as the "Property" and "Common Area", with a legal description as follows:

Common Lot A, Common Lot B and Lot Six (6), LOS LAGOS PHASE VII SUBDIVISION "B", an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plat recorded under Document No. 3365882, Map Records of Hidalgo County, Texas, to which reference is hereby made for all pertinent purposes.

II.

As long as the property is being used as the Common Area for Los Lagos Phase VII (B) subdivision, the Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit, which are attached as Exhibit "A":

III.

These restrictions shall continue in full force and effect for a period of 30 years from the date of execution and shall automatically be extended for additional periods of 20 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated only after annual meeting held by the Los Lagos Phase VII B HOA, and only with 100% approval of all homeowners.

V.

The Owner agrees that these restrictions inure to the benefit of the Subdivision and the homeowners.

VI.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to

the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

VII.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

VIII.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgages or lienholders subscribed below.

IX.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 6th day of AUGUST, 2024

Los Lagos HOA Phase VII-B, a Texas Non-Profit Corporation

By: _____
Printed Name: Eduardo Lopez, on behalf of
Declarant Los Lagos Development, LLC.

Los Lagos Development, LLC, a Texas limited liability company, Declarant

By: _____
Printed Name: Eduardo Lopez
Title: Authorized Representative of the Declarant

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, a Notary Public on this day personally appeared EDUARDO LOPEZ SUAREZ, Los Lagos Development, LLC, a Texas limited liability company, on behalf of said entity, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity stated and for the purposed and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of August 2024.

Cristina Gamboa
Notary Public, State of Texas

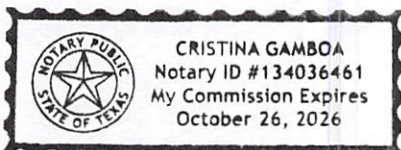


EXHIBIT "A"

SPECIAL NOTE: THESE RULES AND REGULATIONS ARE SUBJECT TO RECORDED DEED RESTRICTIONS THAT RUN WITH THE PROPERTY, AND CANNOT BE MODIFIED WITHOUT APPROVAL OF 100% OF ALL HOMEOWNERS AT ANNUAL MEETING.

Homeowners shall be required to respect the following rules, restrictions and regulations in any use of the common areas, failure to comply with the rules and regulations on more than one occurrence may result in the Board of the Phase VII (A) HOA taking action to deny said Owner from accessing the amenities portions of the common areas and disabling Access Key Fob.

General Rules, Regulations and Restrictions.

- 24 Hour Audio and Video Surveillance.
- Access will require Owner to use Access key fob to open or close electronic door. Owners shall not attempt force door open without access fob, any damage to door made by Owner shall result in said owner being liable for any costs incurred by HOA in repairing or replacing any damage.
- Every Owner shall be responsible to confirm that the door closes upon exit
- Owners shall be prohibited from allowing any outside persons without Access Key FOB to enter the common areas.
- Hours of Operation and Access to Common areas: 5:00 a.m. central time to 11:00 p.m. central time.
- It is strictly prohibited to enter with pets, exceptions will be made from service animals in compliance with ADA requirements, however, proof of service animals' credentials and certifications are required to be provided to the HOA prior to accessing the amenities portions of the common areas.
- Guests must always be accompanied by the homeowner. They cannot be left by themselves.
- The rental of amenities for events is prohibited and irrevocable: since it is for the exclusive use for all homeowners.
- NO PRIVATE EVENTS, unless HOA votes to host annual meeting or special meeting for the benefit of all homeowners on a common area.
- Glass containers are not allowed
- Hostile behavior is not allowed
- If an Owner or their guest damages any property or equipment in the common areas, the Owner will be responsible to reimburse the HOA for the costs of repairing or purchasing any equipment that has been damaged. In the alternative, the HOA shall have the right to demand that the Owner pay for the repairs or replacement directly, Owner shall have 45 days to pay said costs from receipt of the demand or notice being sent by the Board.
- Use of drugs and illegal substances is strictly prohibited.
- Alcoholic beverages are prohibited in the gym and bathrooms.
- Smoking and vaping are prohibited in the gym, restrooms and padel courts.
- Homeowners are required to comply with any signage that is located on the property.

Access FOB.

- ID Access key fob will have individual access codes which will allow HOA to monitor who comes in and out, for safety and compliance purposes.
- 1 (one) will be assigned per home/homeowner. The homeowner will be required to pay for the cost of purchasing an additional Access Key Fob, if more than 1 key fob is requested.
- In case the ID Access key fob is lost, the homeowner shall be required to immediately report the loss to the HOA administration (no less than 48 hours), so the HOA can deactivate the key and prevent misuses and/or illegal entry into the common areas. Loss or damage of ID Access key fob will be borne by the homeowner and will be required to be paid in advance. Cost will be determined by HOA when notified about replacement request.

Gym

- 24-hour Audio and Video Surveillance
- Owners are required to keep the area clean and pick up any trash after use.
- Owners and their guests are required to clean all machines after use.
- Return accessories or equipment (Weights, Discs, Leagues, Ball, etc.) to their place after use
- Keep machines in assigned place, do not move or relocate.
- Place all trash in trash containers.
- A/C Temperature is set by HOA, Owners are prohibited from modifying the temperature.
- Owners and their guests are required to turn off TV and electronics used before leaving
- Return TV Remote Control to its assigned location (DAMAGE OR LOSS WILL RESULT IN A CHARGE TO OWNER)
- Music: maintain the appropriate and/or a reasonable volume so as not to disturb others or adjacent homeowners.
- The Gym belongs to all the homeowners, and they must be responsible for its use and care for its operation
- Smoking, vaping or drinking is prohibited.

Pool

- 24 Hour Audio and Video Surveillance
- Access Key Fob required for access.
- Adult Supervision is mandatory for children to use the pool, there will be no lifeguard present. Unattended children should be reported to the HOA immediately.
- It is prohibited to bring food into the pool
- Put all trash in trash containers.
- Keep area clean and Owners must pick up after themselves.
- Music: Maintain the appropriate and/or a reasonable volume so as not to disturb others or adjacent homeowners.
- Owners must close umbrellas after use to avoid weather damage

- Loungers, umbrellas and chairs, must remain in their designated location and Owners shall not relocate or remove them.
- The pool belongs to all the homeowners, and they are responsible for its use and care for its operation.

Restrooms

- Access Key Fob required for access.
- Owners are required to confirm that the door shuts correctly when exiting the restrooms, for the safety of the community and its residents.
- Turn the lock when using the restroom to show it is occupied.
- Put trash or toilet paper in the waste bin.
- Do not put flush toilet paper or wipes in the toilet
- Owners are required to keep bathrooms clean.
- Smoking, vaping and/or any drug use in the bathroom is strictly prohibited.

Courts (padel and pickleball)

- 24 Hour Audio and Video Surveillance
- Reservation: Owners will be required to reserve the courts for use through an application they will download on their phone. Contact the administration for more information about the complete rules and regulations.
- Capacity: 2 to 4 people
- Music: maintain the appropriate and/or a reasonable volume so as not to disturb others or adjacent homeowners.
- Items that are not intended for Padel or Pickleball courts are not allowed, as they may damage the court. The courts belong to the homeowners, and they must be responsible for their use.
- Smoking, vaping or drug use is prohibited.
- Food is prohibited in the court areas.
- Guests cannot use the court unless the homeowner is present.
- For pickleball court, please return the net to its place after use.

Maintenance & Service Area - Access prohibited

- Owners are to promptly notify the administration if any equipment or amenities are not functioning or are in disrepair.
- It is prohibited to approach the area behind gyms where the pool and electricity equipment is located (service area for authorized personnel only).
- Do not touch electrical or pool equipment behind the gym.
- The Board of Los Lagos HOA Phase VII (B) and/or the HOA's Administration will hire and authorize appropriate persons to perform maintenance of the common areas and its amenities.