



AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
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AUSTIN, TEXAS 78701
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BUNGALOWS AT CAMP MARGARITAVILLE CRYSTAL BEACH RENTAL POLICY

MVCB BUNGALOWS LLC, a Texas limited liability company ("Declarant"), has certain rights regarding the "Property" as further described in that certain Declaration of Covenants, Conditions and Restrictions for Bungalows at Camp Margaritaville Crystal Beach, recorded as Document No. 2025012948 in the Official Public Records of Galveston County, Texas (the "Declaration"). This Rental Policy is made and executed by Declarant.

[SIGNATURE PAGE FOLLOWS]

**BUNGALOWS AT CAMP MARGARITAVILLE CRYSTAL BEACH
RENTAL POLICY**

This Rental Policy for Bungalows at Camp Margaritaville Crystal Beach (this "**Policy**"), is adopted by MVCB BUNGALOWS LLC, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS

A. Declarant caused to be Recorded that certain Declaration of Covenants, Conditions and Restrictions for Bungalows at Camp Margaritaville Crystal Beach, recorded as Document No. [2025012948] in the Official Public Records of Galveston County, Texas (the "**Declaration**").

B. Pursuant to *Section 2.4* of the Declaration, Declarant may adopt policies, rules and regulations relating to the leasing of a Lot for a period of no less than one hundred and eighty (180) days.

C. Declarant now desires to adopt the Rental Policy as set forth hereinbelow.

NOW, THEREFORE, Declarant hereby adopts the Policy attached hereto as Exhibit "A".

[SIGNATURE PAGE FOLLOWS]

SIGNED to be EFFECTIVE on March 14, 2025.

DECLARANT:

MVCB BUNGALOWS LLC,
a Texas limited liability company

By: [Signature]
Printed Name: Brad Ballard
Title: Managing partner

THE STATE OF TEXAS

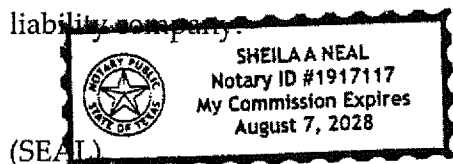
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COUNTY OF Galveston

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This instrument was acknowledged before me on this 14th day of March, 2025, by Brad Ballard, Managing Partner of MVCB BUNGALOWS LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public Signature

EXHIBIT "A"

**BUNGALOWS AT CAMP MARGARITAVILLE CRYSTAL BEACH
RENTAL POLICY**

In accordance with *Section 2.4* of the Declaration, Declarant may adopt policies, rules and regulations related to residential leases with a lease term of no less than one hundred and eighty (180) days.

The Declarant hereby adopts the following rules and regulations (the "**Rental Policy**") relating to the leasing of a Lot for a period of no less than one hundred and eighty (180) days ("**Rentals**").

Section 1. Rental Policy.

- a. No Rentals are permitted unless Owner completes the Rental Election Agreement in the form attached hereto as Attachment 1 and remits the same to Declarant.
- b. Notice of any Rental must be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the Rental.
- c. A portion of the Property, shall be rented only in its entirety; separate rooms, floors or other areas may not be separately rented.
- d. All portions of the Lot, including the exterior and interior furnishings and décor of the residence on the Lot, must be maintained as originally delivered by Declarant.
- e. All portions of the Lot must be maintained in a first-class condition consistent with first-class rentals in Galveston County, Texas. To ensure compliance with this standard, the Lot may be inspected by the Club Owner or the Association from time to time, but no more than monthly, and upon such inspection, the Club Owner or the Association may recommend cleaning and maintenance of the Lot to be performed. Failure to clean or maintain the Lot in accordance with the recommendations of the Club Owner or Association is a violation of this Rental Policy, which may be enforced in accordance with the Restrictions, which may include, without limitation, the levy of fines and a prohibition on the Rental of the Lot until the deficiencies are cured.
- f. All Rentals must comply with the requirements set forth in the Declaration, this Rental Policy, and in the Rental Election Agreement.
- g. The Owner shall promptly provide to the Declarant any information reasonably requested by the Declarant pertaining to leasing of the Lot.
- h. Owner is solely responsible for any damage to person or property caused by a tenant, any guests or invitees. The Owner shall provide a certificate of insurance naming the

Declarant and the property owners' association(s) as additional insureds on Owner's insurance policy.

- i. If Owner or Owner's tenant violates any of the terms or provisions of the Declaration, this Rental Policy, or the Rental Election Agreement, Owner may be subject to fines levied in accordance with the Declaration or that certain Bungalows at Camp Margaritaville Crystal Beach Community Manual, recorded as Document No. 2025012983 in the Official Public Records of Galveston County, Texas.
- j. Declarant may at any time, in its sole and absolute discretion, terminate any Rental for failure by any tenant or Owner to comply with any of the terms and conditions of the Declaration or this Rental Policy.
- k. The Owner of the leased Lot will provide any additional information that Declarant may reasonably require.
- l. Declarant reserves the right, in its sole and absolute discretion, to amend, restate, or supplement this Rental Policy, and to adopt additional rules and regulations related to Rentals from time to time. Pursuant to *Section 2.4* of the Declaration, this Rental Policy shall not be amended without the prior written consent of the Club Owner.

Section 2. Capitalized Terms. Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Declaration.

ATTACHMENT 1

**BUNGALOWS AT CAMP MARGARITAVILLE CRYSTAL BEACH
RENTAL ELECTION AGREEMENT**

This Rental Election Agreement is entered into by and between [_____] (“**Declarant**”) and [_____] (“**Owner**”) and is as follows:

1. Owner is the owner of that certain Lot No. [____], (the “**Lot**”) as established by that certain Declaration of Covenants, Conditions and Restrictions for Bungalows at Camp Margaritaville Crystal Beach, recorded as Document No. [_____] in the Official Public Records of Galveston County, Texas (the “**Declaration**”). Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Declaration.

2. Pursuant to that certain Rental Policy adopted and entered into by MVCB BUNGALOWS LLC, a Texas limited liability company, as Declarant under the Declaration, during the Development Period (or until the Declarant adopts a different policy regarding Rentals), no Rentals are permitted unless Owner completes this Rental Election Agreement and remits the same to Declarant.

3. Owner agrees and acknowledges that Owner has received, read completely and fully understands the terms and conditions of the Rental Policy and that, upon execution hereof, such terms and conditions shall apply to the Lot.

4. This Rental Election Agreement is subject to Owner’s compliance, at all times, with the conditions and requirements set forth in the Rental Policy and this Rental Election Agreement. Declarant may terminate this Rental Election Agreement if Owner fails to comply with the terms and provisions of the Rental Policy or this Rental Election Agreement.

Executed to be effective as of _____, ____ 20____ (the “**Effective Date**”).

OWNER:

By: _____
Printed Name: _____
Date: _____

DECLARANT: MVCB BUNGALOWS LLC,
a Texas limited liability company

By: _____
Printed Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: 2025013034

Recording Fee: 45.00

Number Of Pages: 7

Filing and Recording Date: 03/20/2025 4:25PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*