

RULES AND REGULATIONS
THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. d/b/a
NEWPORT PROPERTY OWNER'S ASSOCIATION ("NPOA")
STABLES

1. ENTRY TO THE FACILITIES IS AT YOUR OWN RISK.
2. Stables are only available to NPOA members ("Owner") who own property and reside in Newport Subdivision and the horse stabled must be owned by the resident renting the stable. No sub-leasing will be allowed.
4. Incoming horses are required to have a Health Certificate, including certificate of current vaccinations, including without limitation, Western/Eastern flu, tetanus and West Nile Virus, and a negative Coggins Test Result. The Health Certificate must be current with an expiration date on or after January 31 following the effective date of lease between Owner and NPOA. All required certificates must be issued by a licensed veterinarian. Yearly updates of this information must be provided to NPOA.
5. Horses are required to have paste wormings every 2-3 months and to have a West Nile Booster every 12 months. We will post an announcement of the date of the visit at which time you may request additional services for which you will pay directly to the vet. You may have your vet visit the stables at any time.
6. Horses must receive proper medical attention. Sick horses must be examined and treated by a veterinarian. If the horse needs medical attention and the owner cannot be located, NPOA has the right to contact a veterinarian and any services rendered will be at the owner's expense. If the owners' specified veterinarian cannot be reached, NPOA may call a veterinarian of its choice.
7. No stallions are permitted to be kept at NPOA Stables.
8. NPOA is not responsible for any injuries to the horses or persons in the stable areas.
9. NPOA is not responsible for lost, stolen or damaged articles at the stables.
10. Stable areas, including but not limited to stalls, tack rooms, hay barns, arena, and common areas must be kept in a clean and sanitary manner at all times.
11. A hay barn is provided for use by all Owners and shall remain unlocked at all times.

12. All Owners shall have access to the tack room in their barn. In the event NPOA is required to place a lock on the tack room, Owner shall pay a minimum \$25 for the use of a key.
13. Owner is responsible for providing hay, feed, water and sufficient care for your horse at all times.
14. Owner must supply your own watering trough.
15. Arena MUST be cleared of all apparatus after use. Gates must be securely latched, and arena lights must be turned off upon exit.
16. Have consideration for others waiting to use the arena. The arena is for riding, not turn out.
17. No one under the age of fifteen (15) years shall ride in the stable areas without an adult eighteen (18) years or older present.
18. Except for the arena, horses are to be ridden at a WALK in the stable area.
19. Horses shall NEVER be left unattended in the stable area or the arena.
20. Let-out Areas are for benefit of all Owners. Horses should be fed in their stalls and not in let-out areas.
21. Use only your own equipment. Do not use equipment owned by other Owners without permission.
22. No one other than horse owner is permitted in Owner's stall without owner's permission.
23. Owner's are responsible for any damage to stalls or stable area other than normal wear and use.
24. Owners and their guests shall be courteous of and to other Owners and their guests.
25. Please be mindful of language as children keep their horses at this facility
26. Owners are required to clean up their trash prior to leaving the stable areas. Please do not litter. All trash/debris shall be bagged and placed in the provided trash containers.

27. Hunting is prohibited in the stable areas.
28. Firearms and weapons are prohibited in the stable areas except for current LTC holders.
29. All alcoholic beverages and illicit drugs are prohibited in the stable areas.
30. Storage of horse trailers in the stable area is prohibited.
31. Pets shall be leashed at all times. Please clean up after your pets. Pets (excluding horses) shall not be left unattended at the facilities.
32. Owner agrees to drive safely and not to exceed 15 miles per hour on the access road.
33. Access Road may be impassible – DRIVE THROUGH AT YOUR OWN RISK.
34. Access Gate shall be CLOSED AT ALL TIMES.
- 34 Trespassers are subject to prosecution.
- 35 Owner is responsible for ensuring compliance with all laws enacted by the State of Texas and Federal Government and reasonable conduct of all family members and guests.
- 36 Any Law Enforcement or Government Agency has the authority to remove anyone from the area for disobeying the rules or endangering the safety of himself or another person or persons.
- 37 IF YOU ARE FOUND TO BE IN VIOLATION OF ANY OF THE RULES OR REGULATIONS, THE BOARD OF DIRECTORS CAN TERMINATE YOUR PRIVILEGES.**
- 38 Owner is responsible for notifying NPOA Management if they are no longer using a stall. Rent charges will continue until NPOA receives written notification of termination as required in the Stable Lease Agreement.
- 39 If any attention is needed to the stable facility, please notify NPOA at (281) 462-4199, Ext 10 or e-mail cjones@newportpoa.com.
- 40 All inquiries regarding the stable area should be directed to NPOA by calling (281) 462-4199 or e-mail to cjones@newportpoa.com.

**BY AFFIXING YOUR SIGNATURE, YOU CONFIRM THAT YOU HAVE READ AND
ACCEPT THE TERMS AND CONDITIONS OF THESE RULES AND REGULATIONS:**

NAME OF OWNER:_____ (print)

SIGNATURE: _____

DATE: _____

FILED FOR RECORD

11:05:52 AM

Friday, June 29, 2018

Stan Stuart

COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, June 29, 2018



Stan Stuart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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Notice
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RP-2018-292870
06/29/2018 RP1 \$32.00

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

THE STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, SECTION 202.006 of Title 11 of the Texas Property Code require that a property owner's association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS, The New Property Owner's Association of Newport, Inc. dba Newport Property Owner's Association (the "Association") is a property owner's association as the term is defined in Title 11 of the Texas Property Code.

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NOW, THEREFORE, true copy of the following dedicatory instrument of The New Property Owner's Association of Newport, Inc. adopted June 13, 2018 is attached hereto, including:

**NEWPORT PROPERTY OWNER'S ASSOCIATION
RULES AND REGULATIONS FOR STABLES**

This document replaces Rules and Regulations for Stables recorded under
Harris County Clerk's File No. 2012-0276979

FURTHER, other dedicatory instruments of The New Property Owner's Association of Newport, Inc. have already been filed in the public records of Harris County.

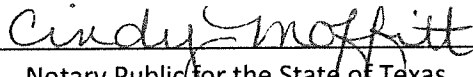


Carol Jones, Community Manager

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carol Jones, whose position is Community Manager for The New Property Owner's Association of Newport, Inc., known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 14th day June, 2018.



Notary Public for the State of Texas

Return to:
Newport Property Owner's Association
P.O. Box 1362
Crosby, Texas 77532

