



Cape Conroe Newsletter

The Official Cape Conroe Newsletter from Sidne Eagan, Editor and Approved by the POA Board

www.Capeconroepoa.com

DECEMBER 2020

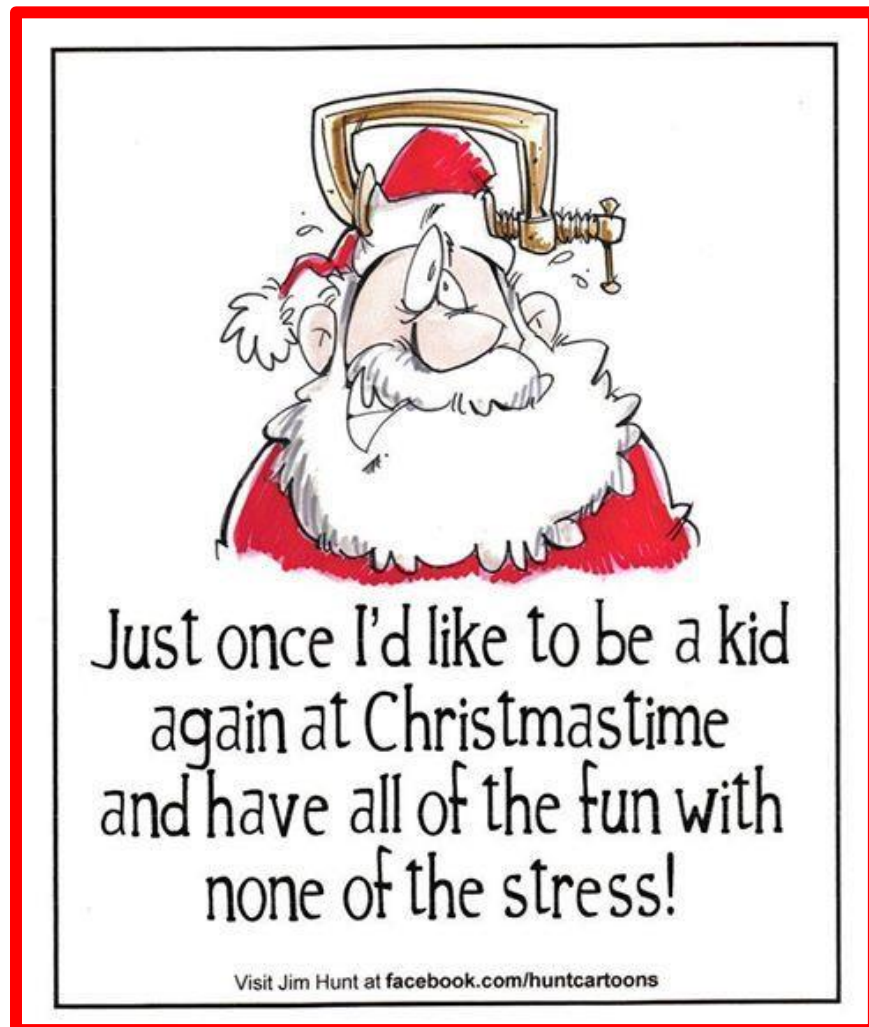


- **DECEMBER 6TH , “COOKIES WITH SANTA AND MRS. CLAUS”**
- **DECEMBER 10TH HANUKKAH BEGINS AT SUNSET**
- **DECEMBER 20TH CHRISTMAS DECORATIONS JUDGING TO BEGIN AT 7 PM**
- **DECEMBER 21ST FIRST DAY OF WINTER**
- **DECEMBER 24TH CHRISTMAS EVE**
- **DECEMBER 25TH CHRISTMAS DAY**

Cape Conroe Ladies

Hello Ladies,

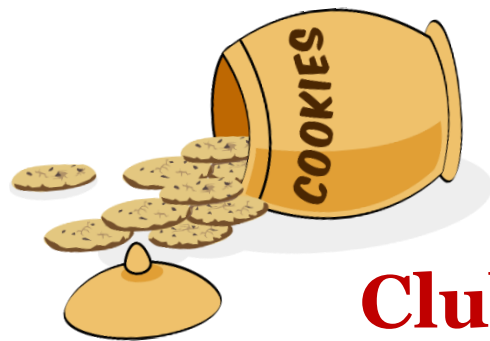
I have included this for your entertainment!



Cookies with Santa and Mrs. Claus

**December 6th
Sunday**

**1:00 pm
Till
3:00 pm**



**Club
House**

Christmas Decorating Contest



Judging to start at
start at 7 pm
December 20th

Catagories:
Most Colorful
Most Original
Best Theme
Most Creative
Best Lighting



*This wish is for all celebrations.
May the season bring Joy
and a Happy New Year!*



From all your POA Board

ATTENTION

The POA would like to remind you to please store your items in your garage or behind a privacy fenced area and not on your driveway, front yard, or on the side of your house in view of the street. Some items to keep in mind are but not limited to:

- Inoperable vehicles
- Flatbed trailers
- Utility trailers
- Cargo trailers
- Lawn equipment
- Gas cans
- Building materials
- Pressure washers
- Coolers
- BBQ pits
- Smokers
- Household items

We do enforce our deed restrictions and fines can apply. Thank you for keeping our neighborhood looking great. To view all deed restrictions, you can go to www.capeconroepoa.com and click the deed restriction link.

Cape Conroe POA

“WE LIVE IN A DEED RESTRICTED COMMUNITY”

FOR THIS REASON, INCREASE OUR QUALITY OF LIVE.

Please review this article from our deed restrictions for your information.

ARTICLE 3 ARCHITECTURAL CONTROL, COMMITTEE AND BUILDING PERMITS.

E. COMMERCIAL USE PROHIBITED. In no event shall any residential lot be used for any business purpose. Any builder with two or more completed homes for sale may use no more than one such homes as a model home or a temporary sales office. All model homes or homes used as temporary sales offices must be offered for sale, and such homes may not be used as such for more than six months after such homes have been completed.

F. CONSTRUCTION: All materials used in the exterior construction of any residence or other structure and all methods of constructing foundations must be approved in writing and in advance by the Committee before any structure may be erected. Only new construction materials shall be used except for used brick, which shall be permitted only as approved by the Committee. No concrete blocks shall be used in the construction of exterior, above-ground walls except the fire wall of a townhouse. Buildings shall be built on a slab, or reinforced solid concrete beam foundation, or reinforced concrete block beam foundation. Townhouses will have a two-hour resistive fire wall for the party wall and a rain water drain pipe will run under the house from the front to the lake. Each house shall have an attached or detached garage designed to hold at least two automobiles. In no even shall any existing house, modular or “manufactured” home built off the site be moved or installed on any lot or lots in the subdivision. The exterior construction of any house, be it the primary residence, garage, porches, or appendages thereto, shall be completed within six months after the start of the foundation, unless extended by the Committee in writing or prevented by force may such extensions shall not be unreasonably withheld. Foundation design must take special precaution if house could flood from steep slopes or nearby ditches.

ARTICLE 5 GARBAGE AND TRASH DISPOSAL

For all lots in the Subdivision, including residential and commercial lots, all household garbage, trash, and landscaping waste shall be removed from the Subdivision and properly and lawfully disposed of at least once a week. No lot shall be used to store rubbish, trash, garbage other waste. All household garbage and trash shall be kept in outside containers, and all such containers shall be kept closed and clean at all times. Except the days of garbage pick-up, and the evening preceding such days, all household garbage and trash containers shall be kept out of view from the roadways.

ARTICLE 6 NUISANCES

A Definitions. At all times, each lot in the Subdivision, whether residential or commercial lots, shall be kept free of nuisances, which means, but is not limited to, the following:

1. Objectionable, detrimental, offensive, dangerous or unattractive conditions, as determined by the Board of Directors of the Association in its reasonable discretion;
2. Open pits abandoned wells, and ponds that are not cared for and which become havens for insects and other pests;
3. Grass, weeds and wild brush more than one foot in height except for state protected wild flowers;
4. Privy, cesspool, outdoor toilets (except during construction), untreated septic and gray water drainage;
5. Animals, livestock, poultry of any kind that are kept, raised, or bred on any lot except for ordinary household pets, such as dogs and cats. All pets shall be kept within a fenced or walled enclosure and not allowed to run loose;
6. Oil and gas exploration and development operations of every kind and character, oil refining, quarrying or mining operations of any kind, including wells, tanks, tunnels, derricks, pumps and the like;
7. Construction equipment and machinery, trucks larger than one-ton, tractor-trailer rigs, commercial trucks and delivery vehicles not being actively used in home construction and street repair in the Subdivision, parked on the streets of the subdivision;
8. Operation of recreational, off-the-road- vehicles including all-terrain vehicles (ARV's), off-road motorcycles, and other off-road vehicles such as "go-carts", "dune buggies", and the like, anywhere in the Subdivision, whether on the lots or on the roads of the Subdivision, unless operated by properly licensed drivers and registered as an over the road vehicle;
9. Parking or storing on any lot or roadway any trailer, whether commercial or otherwise, except those designed and used for recreational purposes, specifically boat trailers (whether with or without a boat), personal water craft (whether with or without a personal water craft), recreational camping trailers, such as "pop-ups" tent trailers and,
10. No vehicle may be parked in the streets or in any drive way, lot or reserve unless such vehicle is in good, drive able condition. No vehicle shall be parked in such a manner or at any location that poses a hazard to normal traffic, such as blocking normal traffic visibility.

Amended, Extended and Merged restrictive Covenants for Cape Conroe, Section I and II.



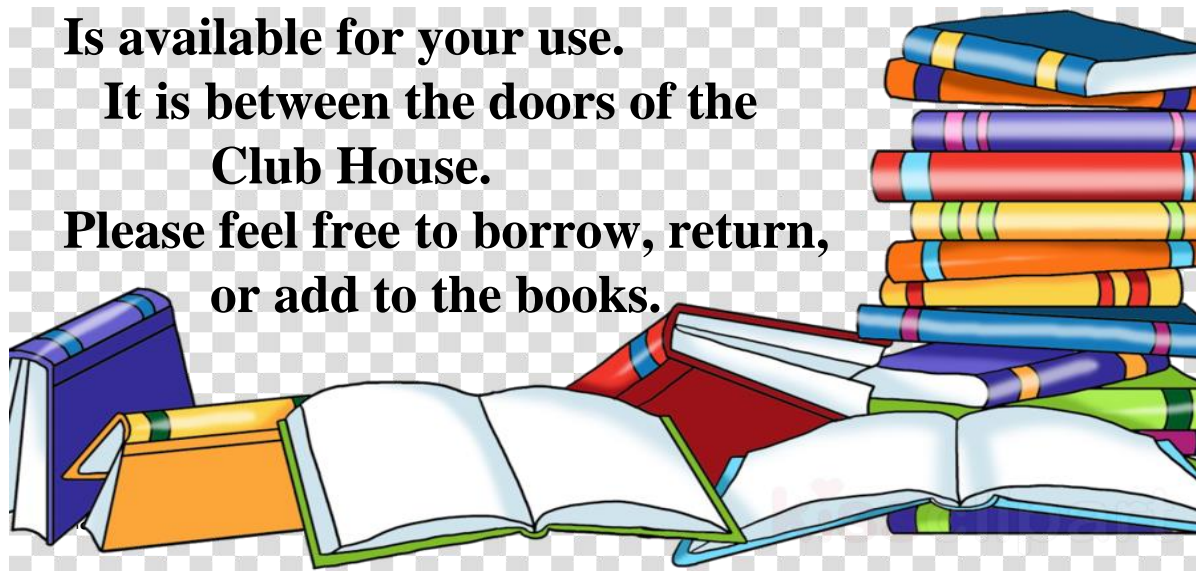
It's going to be Better!

The Book Nook

Is available for your use.

**It is between the doors of the
Club House.**

**Please feel free to borrow, return,
or add to the books.**





Check Out Cape Conroe's Website

www.Capeconroepoa.com

The Newsletter is on this site.

Give IMC your e-mail address, if you want it e-mailed.

CLUB HOUSE IS OPEN

Contact Tammy at IMC for more information and reservations.

IMC 936-756-0032 or e-mail

tammyperry@imcmanagement.net

Security

To report any and all problems

Call: **911** or **936-760-5871**

Montgomery Sherriff's Department.

Street Lights

Please report any outages of street lights to Entergy.

The Board has reported the outages, that we know about.

You must report them!

You are paying for the lights with your POA fees.

Entergy: 800-968-8243

Boat Dock

The light on the East side of the dock is a motion sensor light and will stay on for a limited amount of time.

Thank you, Frank Skyvara

Club House

The garbage disposal has been replaced and some other little repairs.

Thank you, Robert Rosenfield



Cape Conroe POA Board

Officers and Board Members 2020-2021

| | | |
|-----------------------|------------------------------|--|
| President | Paul Rex | |
| Vice President | Simon Bandza | 936-672-0707 |
| Secretary | Rose Ann Zolka | 936-582-6107 |
| Treasurer | Frank Skyvara | |
| Directors | James Callenius | <u>713-419-5089</u> |
| | Jim Allen | |
| | Sidne Eagan, please text me. | 210-912-0131 |
| | Robert Rosenfield | |
| | Kerri Bushman Chair | kerribushman@yahoo.com |
| Alternates | Jim Mauch | 936-689-9898 |
| | Terry Callenius | <u>713-419-5089</u> |

Committee Chairs

| | | |
|------------------------------|------------------------------|--|
| Architectural Control | James Callenius | <u>713-419-5089</u> |
| | Jim Mauch | 936-582-6107 |
| | Chad, Chair | |
| | Simon Bandza | 936-672-0707 |
| Clubhouse/Pool/Park | Kerri Bushman, Chair | kerribushman@yahoo.com |
| | Terry Callenius | 713-419-5089 |
| | Simon Bandza | 936-672-0707 |
| Deed Restrictions | Robert Rosenfield | |
| | Simon Bandza | 936-672-0707 |
| Maintenance | Robert Rosenfield, Chair | |
| | Jim Allen | |
| Newsletter | Sidne Eagan, please text me. | 210-912-0131 |
| Public Relations | Simon Bandza | 936-672-0707 |
| Security | Paul Rex, Chair | |
| | Kerri Bushman | kerribushman@yahoo.com |
| Special Projects | Robert Rosenfield | |
| | Jim Allen | |
| Utilities & Roads | Simon Bandza | 936-672-0707 |
| | Frank Skyvara | |
| IMC Account Mgr. | Tammy Perry | 936-756-0032 |
| | | tammyperry@imcmanagement.net |