

After Recording Return To:

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Austin, Texas 78701
Email: rburton@winstead.com



CHARLESTON MILLS TOWNHOMES

RENTAL POLICY

Cross reference to that certain Declaration of Covenants, Conditions and Restrictions for Charleston Mills Townhomes, recorded under Document No. 1521426 in the Official Public Records of Brazos County, Texas, as the same may be amended from time to time.

CHARLESTON MILLS TOWNHOMES
RENTAL POLICY

This Rental Policy (this "Policy") is adopted by AMSTAD BLACKSTONE JV, LLC, a Texas limited liability company ("Declarant"), and is as follows:

Section 1. Introduction. Declarant caused to be Recorded that certain Declaration of Covenants, Conditions and Restrictions for Charleston Mills Townhomes, recorded under Document No. 1521426 in the Official Public Records of Brazos County, Texas, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Charleston Mills Townhomes, recorded under Document No. [] in the Official Public Records of Brazos County, Texas (collectively, the "Declaration").

In accordance with *Section 2.4* of the Declaration, no Lot may be rented for transient or hotel purposes or for a period of less than six (6) months. Further, pursuant to *Section 2.4* of the Declaration, in the event a Rental Manager is designated, all leases of any term within the Property shall be administered by the Rental Manager. The Declarant hereby adopts the following rules and regulations relating to the leasing of a Lot and designating the party below as the Rental Manager.

Section 2. Designation of Rental Manager. In accordance with *Section 2.4* of the Declaration, Declarant hereby designates the following party as the sole authorized Rental Manager for all leases within the Property:

The Arena Group
P.O Box 276
Wellborn, Texas 77881
(979) 721-9794
hoa@charlestonmillstx.com

Section 3. Authority of Rental Manager. Any Owner who wishes to lease their Lot to a tenant who is not a member of such Owner's family must first contact the Rental Manager using the information listed above in order to initiate the leasing process. No Owner may enter into a lease with any party which is not a member of such Owner's family without prior authorization from the Rental Manager. The Rental Manager may establish further terms and conditions applicable to such leases, and shall be the sole administrator of such leases. All leases administered by the Rental Manager shall be governed by the agreement between such Owner and Rental Manager, which shall be in the form attached hereto as Exhibit "A".

Section 4. Amendment. This Policy may be amended by the Declarant, during the Development Period, and thereafter by a Majority of the Board.

Section 5. Capitalized Terms. Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Declaration.

DECLARANT:

AMSTAD BLACKSTONE JV, LLC,
a Texas limited liability company

By: 

Printed Name: Jaseen Coats

Title: Partner

THE STATE OF TEXAS

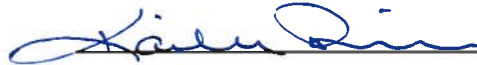
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COUNTY OF Brazos

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This instrument was acknowledged before me this 28th day of May, 2024 by
Jaseen Coats, Partner of AMSTAD BLACKSTONE JV, LLC, a
Texas limited liability company, on behalf of said limited liability company.

(SEAL)



Notary Public Signature

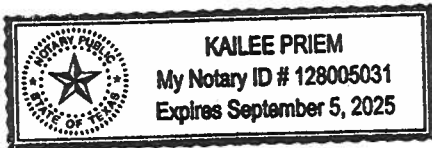


EXHIBIT "A"
RENTAL AGREEMENT
[ATTACHED]