

PLANTATION HOMEOWNERS' ASSOCIATION INC.

Rules and Regulations - Swimming Pools /Jacuzzi

No Lifeguard on Duty - Swim At Your Own Risk

- 1. The PHOA Board will be responsible for Setting the Pools/Jacuzzi hours of operation.**
- 2. Residents 15 years and older must have Plantation ID to enter the Swimming/Jacuzzi area. Please be advised that no one without proper ID will be allowed in the pools area.**
- 3. Only residents and their guests are allowed to use the facilities. Residents are allowed up to four (4) guests per household, with a maximum total of seven (7) residents/guests per household. A resident must always accompany guests.**
- 4. No children under 15 are allowed in the swimming pools/Jacuzzi areas without an adult resident, no children under 12 years old are permitted in the Jacuzzi.**
- 5. No food or drinks are allowed in the Jacuzzi or swimming pool area. Food and drinks are only permitted in the table area. However, NO alcoholic beverages are allowed.**
- 6. No glass containers are allowed in the swimming pool, Jacuzzi or table areas.**
- 7. Swimmers must wear swimsuits, Cut-off shorts, clothing with buttons, and colored shirts are not allowed. Babies must wear swim diapers.**
- 8. Shower before entering the swimming pool or Jacuzzi.**
- 9. Avoid using the pool if you and/or your child have stomach problems.**
- 10. Absolutely no horseplay is allowed at any time.**
- 11. Small rafts or inflated objects are allowed only in the large swimming pool.**
- 12. No liquids or substances are dispensed into the swimming pool or Jacuzzi unless approved by the PHOA Manager.**
- 13. No balloons or plastic bags, which can damage the pool's filter system, are allowed in the swimming pool or Jacuzzi areas. Any violation of these Swimming Pools/ Jacuzzi rules will result in the following: a. First offense, a warning b. Second offense, suspension of the pool area, including pools and Jacuzzi, for a period of 15 days. Third offense or more within a one-year period, suspension of pool area including pools and Jacuzzi, for a period of 30 days**

Section G: New Home Construction

Any new home construction on a PHOA lot must meet the following criteria:

- 1. A residential building permit must be obtained or be able to be obtained, prior to construction, from the City of Pharr.**
- 2. The Builder must provide a container for debris as required by the City of Pharr. Failure to properly maintain the container for debris will be considered a violation**
- 3. The type of single-residence home being built or placed on a lot must be equal to or upgraded to the type of existing homes on the street where the home is being constructed.**
- 4. The PHOA reserves the right to make the final decision regarding new home constructions or placement of mobile homes on PHOA lots.**

**Plantation Homeowner's Association.
Board of Directors, Special Board Meeting
July 13, 2026, 6:30 PM
Activity Center, 600 Plantation Dr, Pharr, Tx. 78577**

Minutes

On this 13th day of July 2026, the Plantation Homeowner's Association, Inc, the Board of Directors met for a Regular Board Meeting.

1. Jesus Marvin Flores, Treasurer, called the meeting to order at 6:30pm.

2. Pledge of Allegiance and Invocation led by Jesus Marvin Flores.

3. Marvin Flores motion to approved Agenda. Annette Reyes seconded the motion. Board approved unanimously.

Quorum was established with the following Board Members present.

Jesus Martinez, President	Annette Reyes, V.P.
Marvin Flores, Treasurer	Saul Soto, Director ,Absent
Edgar Martinez, Director	Azeneth Rodriguez,Director, Absent
Bob Hummell, Director (electronic)	

4. No report by Real Manage.

5. Treasures Report: Marvin Flores reported.

6. Activities Report: Gloria Limas. Activities represented, \$825.00

Market funds. \$1,382.00 June tota activity fund. Some funds spent on FREEON Liquid.

7. Marvin Flores Motioned for Garage Sales to be held only in October and March each year. Annette Reyes seconded the Motion. Board unanimously approved.

8. Marvin Flores motion to establish Rules and Regulations/Covenant Committee. Bob Hummel seconded the motion. Board unanimously approved. President Jesus Martinez appointed Debbie Reiser as Chairperson.

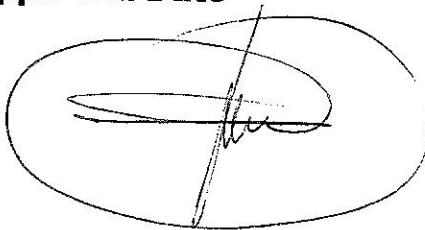
9. Marvin Flores motioned that by August 1st, 2026, PHOA should have hired our own office staff. Annette Reyes seconded the motion. The Board unanimously approved.

Meeting Adjourned by Marvin Flores @ 6:47pm.

Open Forum.

Ernesto Rubio, Board Secretary
Approved Date

Board

A handwritten signature in black ink, appearing to be 'ER', is written over a large, hand-drawn oval. A vertical line is drawn through the center of the oval, passing over the signature.

**Plantation Homeowner's Association.
Board of Directors, Special Board Meeting
Monday, July 27, 2026, 7:00 PM
Activity Center, 600 Plantation Dr, Pharr, Tx. 78577**

Minutes

On this 27th day of July 2026, the Plantation Homeowner's Association, Inc, the Board of Directors met for a Special Board Meeting.

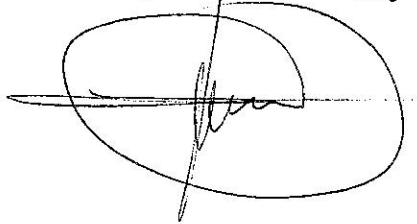
1. Bob Hummell, Directore, called the meeting to order at 7:00pm.
2. Pledge of Allegiance led by Bob Hummell. Invocation was led by Marvin Flores.
- 3 Quorum was established with the following Board Members present.

Jesus Martinez, President (electronic)	Annette Reyes, V.P. (Absent)
Marvin Flores, Treasurer	Saul Soto, Director
Edgar Martinez, Director (Absent)	Azeneth Rodriguez, Director
Bob Hummell, Director	
5. Before Approval of Agenda. Bob Hummell, motioned to amend the meeting to approve June 8th minutes and added June 12th to be approved, Jesus Marvin Flores seconded the motion. Board approved unanimously
6. Old Business: None
7. New Business: Bob Hummell stated there is an Appeal due to the Architectural Committee denial of a construction request. Bob Hummell asked for Blanca Quesada, the appellant to come forward. Ms. Blanca Quesada was Absent. Bob Hummell asked for Architectural Committee Chairperson Debbie Reiser to come forward and present the denial reasons. Ms. Debbie Reiser stated that the permit for the address of 2806 Ashley Dr. was denied because she started the construction before requesting permission from the Architecural Committee and the City of Pharr. While Ms. Reiser investigated why she did not obtain a City permit, Ms. Quesada did not cooperate with the investigation. This was the main reason why she Denied the construction. Ms. Reiser sent a Cease and Deceast Letter. Ms. Reiser provided copies of her denial reasons as well as copies of specific Covenants violations to the Board. Mr. Marvin Flores stated there is an easmentof 6" feet and the encroachment alowed is 16" inches. Ms. Reiser also stated that she drove by this address and noticed that the appellant started to remove the roof.. Mr. Marvin Flores stated that

this should be denied because the measurements are not allowed and created a Fire Hazard. The Board stated that Ms. Quesada was in violation. Bob Hummell stated that even without specific covenant section violations, she simply did not have permission prior to construction from either the Plantation or the City of Pharr, as required. The Board unanimously confirmed the Architectural denial. Marvin Flores stated that if Ms. Quesada requests a permit the City of Pharr and approval from the Plantation Architectural Committee, she would be able to resubmit her request for possible approval. A neighbor requested the Board settle the dispute between her and the appellant, which the Board declined to do.

8. Adjournment @ 7:24pm. Meeting unanimously voted by Board to adjourn

Ernesto Rubio, Board Secretary

A handwritten signature in black ink, appearing to be 'ER', enclosed within a large, hand-drawn oval. A horizontal line crosses the middle of the oval.

Board Approved Date

HOA Manager's Report

Board of Directors

Progress Report

Reporting Period: July 21, 2026 – Present

Since beginning my position as HOA Manager on **July 21, 2026**, my primary focus has been to restore office operations, improve administrative efficiency, organize Association records, and re-establish access to essential systems and vendor accounts. The following summarizes the work completed to date.

Administrative & Office Operations

- Successfully set up and organized the primary office computer.
- Cleaned and configured the workstation for daily operations.
- Ordered the necessary display card, monitor adapters, and monitor stand to complete the workstation setup.
- Evaluated the secondary office computer and identified a failed power supply. A replacement power supply will be required, along with a keyboard, mouse, and potentially a second monitor, to restore the workstation to operational status.

Security & Access Systems

- Restored access to the DoorKing system. and working to update correctly to make sure the access is listed by address
- Ordered new DoorKing access strips to support resident access and future programming.

Vendor & Utility Account Access

Successfully regained access to several critical vendor and utility accounts necessary for day-to-day Association operations, including:

- City of Pharr
- Pharr Connect
- Waste Management
- Spectrum
- Gexa Energy

Restoring access to these accounts has improved the Association's ability to manage services, review account information, communicate with vendors, and address service-related issues in a timely manner.

Homeowner Records & Database Management

- Developed updated Homeowner Information Forms to collect current owner contact information.
- Created Vehicle Registration Forms to update resident vehicle records.
- These forms will be used to improve the accuracy of the homeowner database and Association records.

Financial Operations

- Accepted and processed homeowner assessment payments.
- Worked with Accountant to fix accounts as they were coming to pay their monthly Dues.
- Continued routine office operations to ensure uninterrupted service to residents.

Inventory & Asset Management

- Created Excel inventory worksheets for HOA office equipment and Association assets.
- Established an organized inventory system to improve accountability and future asset tracking.

Administrative Documents

Created standardized forms and documents, including:

- Homeowner Information Form
- Vehicle Registration Form

These documents will help standardize recordkeeping and improve administrative efficiency.

Current Status

The office has made significant progress toward becoming fully organized and operational. Administrative systems have been established, technology improvements are in progress, and access to critical vendor platforms has largely been restored. Remaining technology upgrades will further improve office productivity and operational efficiency.

Upcoming Priorities

- Install ordered computer hardware upon arrival.
- Repair and activate the secondary office workstation.
- Continue collecting updated homeowner and vehicle information.
- Update and verify the homeowner database.
- Complete the office and maintenance equipment inventory.

- Continue restoring access to any remaining vendor or service accounts as needed.
- Continue processing homeowner assessments and improving administrative procedures.

Summary

During the first several weeks of Internship, substantial progress has been made toward restoring office functionality, improving administrative processes, organizing Association records, and re-establishing access to critical vendor systems. These efforts have created a stronger operational foundation that will support more efficient management of the Association and improved service to the Board and homeowners moving forward.