

Welcome Packet for Sunset Bay Property Owners



*Sunset Bay is a
community
committed to
assuring you'll
always be proud
to be a property
owner! Welcome
home my friend!*



Sunset Bay in Rockport



Facts and Helpful Information

Sunset Bay is located in Aransas County, just 25 miles northeast of Corpus Christi. Surrounded on three sides by the waters of Aransas, Copano and Port bays, a variety of outdoor activities and artisans are Rockport's appeal to tourists as well as local citizens.

Community Size	404 Acres
Parcel Size	1-7 Acres
Maintenance Fee	\$305. Per year, due March 1 st .
Building Restrictions	1,400 sq. ft. minimum
Schools	Aransas County ISD
Taxes	\$1.90 per hundred (set by county, subject to change)
Physical Address	2572 State Highway 188, Rockport, TX 78382
Area Code	361
Hospitals	North Bay Hospital, 1711 W. Wheeler Ave. Aransas Pass, TX 78336 (361) 758-8585
Fire	Rockport Volunteer Fire Department 212 N. Gagon St., Rockport, TX (361) 729-5392, www.rockportvfd.org
Police	Aransas County Texas Law Enforcement Police: 714 E. Concho St. Rockport, TX 78382 (361) 790-1110 Aransas County Sheriff 301 N. Live Oak St., Rockport, TX 78382 (361) 729-2222
Utilities	Water – Quadvest (281) 356-5347, www.quadvest.com Electric – AEP 1(877) 373-4858 Telephone – Verizon Sewer – Aerobic Septic Garbage – Waste Management

Groceries

Gas – Propane

WalMart – approximately 10 minutes away

HEB – approximately 10 minutes away

Community Amenities

Lit Fishing Pier with T-head*



Day Dock with benches and lights along with a fish cleaning station and community pier parking lot.*

Picnic Pavilion with picnic benches

Walking Trail*

Lamp posts near pier parking and pavilion*

Adjacent Boat Launch Access

Nearby Rockport County Club

Dockable Bayfronts

Community Website: www.sunsetbaypoa.org



Property Owner Association Address

Sunset Bay Property Owners Association
P.O. Box 346
Rockport, TX 77831

Sunset Bay Community Committees

Committees:

- Architectural Control Committee
- Financial Committee
- Improvements Committee
- Communications Committee
- Maintenance Committee

NOTE: Not all committees may be active.

Committee formation based on property owner volunteers.

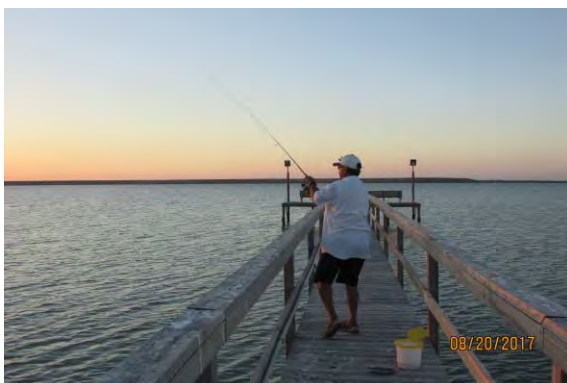
Area Information:

Aransas County’s extensive bay system provides excellent fishing and access to Gulf waters; plentiful, year-round variety of red fish, flounder, black drum, king fish, Spanish mackerel, and trout. This region is also a migratory flyway for 400 species of birds and well-known for its exceptional bird-watching. At Sunset Bay, you’ll see migrating passerines, shorebirds, waterfowl and other incredible wildlife.

Due to Hurricane Harvey, “*” amenities are in the process of being rebuilt.

We encourage property owners to share their information regarding **new home helpful contacts and contractors**. Below are some of the contacts and contractors property owners' have done business with. If you are a property owner and would like your services to other owners listed please contact a Board member and we will list your service and contact information. Since Hurricane Harvey, we thought it would be helpful to provide a pdf of business services/organizations in Aransas County, Rockport/Fulton area as a separate document to our Welcome Packet.

Service	Company	Phone No.
Driveway Culvert	Aransas County Road & Bridge	361-790-0152
Lot Survey	Griffith & Brundrett	361-729-6479
Bulk Head/Pier Permitting	GLO-CC Permit Service Center	361-825-3050
Bulk Head/Pier Work	Texas Docks & Decks LLC	361-992-3673
Sand/Select Fill Delivered	H&K Services	361-758-2308
Site Prep	TLDC	361-529-6661
Top Soil	Texas Sludge Disposal	361-528-3600
WiFi/Internet Service	Rockport WiFi	361-790-9434
WiFi/Internet	DBS Technologies	361-729-2323
Satellite Television	Direct TV	877-731-8458
House Gutters	Bay Area Gutters	361-854-9378
Propane Tank/Gas	Aransas Propane	361-729-2111
Pavestone Retaining Walls	Riverside Pavers	956-533-0109
Septic System Install	Clark Construction	361-729-2488
Concrete Walks/Driveways	Legendary Concrete	361-444-7428
Home Security	Sandollar Security	361-729-9856
Plumbing Installation	Marbach Plumbing	361-729-9155
Whole House Kohler Generator	Mazurek Services	830-966-3370



The area offers many popular destinations and local points of interest, including:

- Aransas National Wildlife Refuge, home of the endangered whooping crane
- Texas State Aquarium, featuring the most exciting and exotic marine life the Gulf of Mexico has to offer
- Rockport Center for the Arts, home to 150 local and national artists
- Rockport Harbor Marina
- Rockport Country Club
- Goose Island State Park
- Texas A&M, Corpus Christi
- Texas Treasure Casino Cruise
- Corpus Christi International Airport
- Aransas County Airport
- Fulton Mansion

50 Things To Do

1. **FULTON MANSION** - The 1870's French Second Empire structure is the former home of cattleman George W. Fulton. Innovative for its time, the house features several modern conveniences such as indoor plumbing, central lighting and heating. Call 729-0386 for hours and fee.
2. **TEXAS MARITIME MUSEUM** - Experience the rich maritime heritage of Texas from Spanish exploration to the search for offshore oil and gas. You can experience how Texas has relied on the sea to become the great state that it is today. Fee. Located across from Rockport Harbor. Call 729-6644.
3. **ROCKPORT CENTER FOR THE ARTS** - Rooms filled with monthly changing exhibits. Members gallery room displaying the many talents of local artists. No admission. Call 729-5519 for hours.
4. **ROCKPORT BEACH PARK** - Visit Texas' first 1 mile long Blue Wave Beach with picnic cabanas, walking trail, restroom facilities, wildlife sanctuary, boat ramps, fishing piers and a fantastic playground for the children.
5. **BAY FISHING TRIP** - Charter a fishing trip in the bay. Call 729-6445 for hours and locations.
6. **CONNIE HAGAR WILDLIFE REFUGE** - Step on the platform at the Rockport Beach Park or across from McDonalds and look across at the tremendous number of bird species living on the small islands in the bay.
7. **TOUR THE MANY ART GALLERIES** - Take a gallery walk. Call or stop by the Chamber Visitor Center for brochure listing locations and hours.
8. **HISTORICAL DRIVING TOUR & WALK THE WALKING TRAIL** - Stop by the Chamber Visitor Center and pick up an audio cassette tape. Then the fitness walking area at the Rockport Beach Park awaits you! Go through the gate and it is to your left.
9. **CASINO CRUISE** - Two cruises per day, closed Monday. Call 361-729-6445 for details.
10. **FULTON PIER** - The fish are waiting for you at the Fulton pier located at Fulton Navigation Park.
11. **WINDMILL IN THE TREE** - During the Hurricane of 1919 what is believed to be the blade of the Fulton's windmill is lodged in the tree behind the Fulton Mansion. Call the Chamber office for details.
12. **CITY PARKS** - Visit our Community Aquatic Park at Stadium & Colorado for recreation and lap pools. Visit Memorial Park at FM 2165 near the Post Office for a fitness trail, playground equipment, tennis courts and picnic areas.
13. **SPIRIT COLUMNS** - Located on Laurel Drive between the Festival Grounds and the Ski Basin, Rockport's first Public Art was created by world-class sculptor Jesus Bautista Moroles in honor of the volunteers of Aransas County.

14. **VISIT A DAY SPA** - Treat yourself to a single service or full package. Make your stay a true vacation! Check with the Chamber for details.
15. **CRABBING** - Have you gone crabbing off the many piers in the area? Stop by the Chamber office for locations.
16. **SHOP TIL YOU DROP** - Visit over 60 stores in the Austin Street downtown Rockport area, Harbor Oaks Shopping Village, Live Oak Plaza, SeaAire Shopping Center, Rockport Plaza, Market Street Center, Fulton Beach Road, downtown Fulton area and many others throughout the community.
17. **PLAYGROUND EQUIPMENT ON BEACH** - Kids have a blast on the beach. The safe and shallow water is a step away! Try the new "ships Ahoy" play set.
18. **BIRDER'S GUIDE TO THE ROCKPORT-FULTON AREA** - A \$2 16-page color checklist and driving guide is available at the Chamber office.
19. **BIG TREE** - Visit a 1,000+-year old tree measuring over 38 feet in circumference. Take Park Rd. 13 in Lamar and follow the signs.
20. **COPANO CAUSEWAY** - Have you driven by or fished on what is believed to be the longest pier in the world? Take SH 35 north and travel approximately 8 miles.
21. **ZACHARY TAYLOR TREE** - This historic landmark is the site of where Gen. Zachary Taylor and his troops camped during 1845. Ask the Chamber office for more details.
22. **ARANSAS NATIONAL WILDLIFE REFUGE** - Take Hwy. 35 North to FM 774 turn right and follow signs. (35-40 miles) Interpretive Center. Admission.
23. **SCHOENSTATT SHRINE** - In Lamar off Park Rd. 13 lies a beautiful, authentic shrine of sisters of the Schoenstatt. Sunday service in facility area. Chapel open for daily prayer.
24. **STELLA MARIS CHAPEL** - (Lamar) The first church built in Aransas County still stands. Over 100 years old. Original altar in place.
25. **LAMAR CEMETERY** - (Lamar) For history lovers, see burials from Confederate Army and some from 1700's.
26. **WINDSWEPT OAK TREES** - See these live oak trees that are permanently leaning due to the prevailing winds of the southeast.
27. **DUCK CROSSING** - Traveling down Fulton Beach Road, just before you get to the Harbor Bridge you'll see a duck crossing. See the many other species of birds on all the piers along the way.
28. **SEAFOOD** - Have you treated yourself to a delicious seafood dish at one of over 30 restaurants? Try the stuffed shrimp ... Yum!
29. **WHOOPIING CRANE BOAT CRUISE** - From November to March take a sightseeing boat to the Aransas National Wildlife Refuge and see the Whooping Crane and other species of bird and wildlife.
30. **ROCKPORT CEMETERY** - Visit the graves of most of the family of George Ware Fulton. Also, self-taught ornithologist Connie Hagar. In the spring, the wildflowers are beautiful.
31. **WORK OUT AT A FITNESS FACILITY** - Keep fit while on vacation by working out. Aerobic classes. Weight Training. Call the Chamber office for locations.
32. **BEACHCOMBING** - Walk along the beach and find sea shells.
33. **MEETING FACILITIES** - On Fulton Harbor see where square dancing began in Aransas County at the Paws & Taws Building. Find out about many Winter Texan events held here in December through March. On Rockport Beach discover the Saltwater Pavilion which is a great meeting place with ample amenities and a great view of the water.
34. **CANAL SUBDIVISIONS** - Drive to see areas such as Key Allegro, Harbor Oaks, City By The Sea, Palm Harbor, Holiday Beach, Bahia Bay, Copano Ridge and others.
35. **GOLFING** - Visit our two private courses; a new public 9-hole course is under construction.
36. **FISHING GUIDE TO ROCKPORT-FULTON** - Stop by the Chamber Visitor Lobby for a 20-page booklet on fishing. The booklet includes profiles and pictures of professional fishing guides in the area.
37. **DEEP SEA FISHING TRIP** - Contact the Chamber office for professional fishing guides who take charters to fish in the Gulf of Mexico.



38. **SALTWATER POOL** - At the North end of Rockport Beach Park take a dip in a natural Saltwater Pool! Cabanas located nearby.
39. **PAINT-A-LONGS** - Visit some of the art galleries in the downtown area and witness "Paint-A-longs" as artists get together and paint.
40. **WATCH THE SUNRISE** - The sun rising over the bay is truly remarkable to see and photograph. (Oh, the sunset is great, too!) Take your pick...
41. **VOLLEYBALL** - Play volleyball on the sand at Rockport Beach Park. Two courts available.
42. **INTERPRETIVE NATURE TRAIL - DEMONSTRATION GARDEN & WETLANDS POND** - Experience the sights and sounds of nature in a wetland environment in the midst of our town. 19 interpretive stops lead .8 of a mile (one way).
43. **KITE FLYING** - Winds over Aransas Bay are great not only good for windsurfing and sailing but kite flying, too! Great kite flying area at Rockport Beach Park.
44. **KAYAK RENTALS** - Rent a kayak and see nature up close and personal
45. **GOOSE ISLAND STATE PARK** - Great for fishing, touring, camping and sightseeing. Huge lighted fishing pier. Seasonal Birding Tours. Interpretive talks.
46. **FAMILY PICNIC ON THE BEACH** - Many cabanas are available for picnics. Don't forget to take food for the seagulls!
47. **BINGO** - During the winter months, the game of Bingo can be played at different places almost every night of the week and some year-round!
48. **BOAT RENTALS** - From small to large, barge style to flat fishing, there is a rental for you. Contact the Chamber Visitor Lobby for details.
49. **LIGHTED JETTY PIER** - Travel to the end of Rockport Harbor and walk or fish along the jetties late in the evening or early in the morning!
50. **ROCKPORT OR FULTON HARBOR** - Walk along the harbors and maybe get a glimpse of shrimp and/or oyster boats arriving and unloading.

Sunset Bay Summation of Covenants from the Declaration of Covenants, Conditions and Restrictions. Full copy of the CCR's are available on our website at:
www.sunsetbaypoa.org

1. Dwelling
 - a. Dwellings shall be erected containing a minimum of 1,400 sq. ft. of living (heated) area.
 - b. No time limit to build. Once construction has begun, homes must be completed within one (1) year.
 - c. Homes can be a maximum height of 40 ft.
 - d. No vinyl, aluminum or vertical siding.
 - e. Homes must be of earth tone colors.
 - f. No pre-fabricated, modular or mobile homes allowed.
 - g. A garage and outbuilding are allowed, must be built in unity with the main structure.
 - h. No farm animals allowed with the exception of horses on properties of five (5) acres or greater for recreational purposes. One horse per acre.
 - i. No camping is allowed.
2. Water and Sewage
 - a. All lots will be serviced by Quadvest water system.
 - b. All residents will be required to install aerobic septic systems.
3. No lot(s) shall be subdivided.
4. Building Line Setbacks:
 - a. Lots shall have a 25 foot front and rear building setback lines and 10 foot side lot lines or as shown on the recorded plat. Bay front lines shall have a 50 ft. building setback on the rear (waterfront) property line.

- b. The roads are maintained by Aransas County
- c. All utility and drainage easements will be located inside the building line, or as shown on the recorded plat.
5. All driveways must be of hard surface from the street to the home.
6. Property Owner's Association
 - a. The Property Owners Association will be formed for the purposes of enhancing and protecting the value, desirability and attractiveness of the community. The Subdivision shall be subject to the jurisdiction of the Property Owners Association.
 - b. Property Owner's annual dues are \$305, per year, per lot and due by March 1st. Late fees are an additional \$50. Dues may be paid via Paypal, which can be accessed on our website: www.sunsetbaypoa.org. The Annual Dues are for the purpose of promoting the recreation, health, safety and welfare of the Owners of the Subdivision.
 - c. Annual Property Owners meeting is held the first or second weekend in August.
 - d. Property Owners are responsible for informing the Board of their current contact information. A change of address form is located on our website.
 - e. When property in the subdivision is sold, a Title Company Request form must be completed and sent in.
 - f. Please refer to our website for additional forms and information.

Sunset Bay Property Owner's Association

The Sunset Bay POA is comprised of a five member Board of Directors. Please refer to our website for current Board Member names. The Board can be contacted by sending an email to: info@sunsetbaypoa.org

President

Vice President

Treasurer

Secretary

Director at Large

Up to Three Alternate Directors may be named by the Board President

The Board is committed to ensuring that Sunset Bay is a community that you are proud to call home and one that you will enjoy for years to come. We encourage you to become active in any of our Committees. For more information about each of the committees or to join, please log on to our website: www.sunsetbaypoa.org.

In an effort to keep all property owners up-to-date and informed, we ask that you complete the \ Owner Information Form and mail to: Sunset Bay Property Owner's Association, P.O. Box 346, Rockport, TX 77831, or email the completed form to: gary@quadvest.com

Welcome to Sunset Bay!

Dear Property Owner,

As a self-managed property association, Sunset Bay at Rockport relies on its property owners to voluntarily give of their time to serve as Board members. Their commitment is to insure Sunset Bay is a community that we can all be proud of and to maintain the integrity and adherence of the by-laws.

In an effort to engage property owners in the community and to capitalize on the expertise that you may have, we are asking that you complete the survey below. This survey is to identify owners that may have skill sets that would assist the community as we continue to grow, add amenities and maintain high standards within our community.

Property Owner Name: _____

Areas of skills/experience:

Electrical Carpentry Masonry Architectural

Legal Accounting Administrative Other

Please specify Other or add comments below:

The Board may contact me Yes No.

I can be reached at:

Phone No.: _____ Cell Phone No.: _____

E-mail address: _____

Home Address: _____

Sunset Bay Property Address or lot/block: _____

Please send in an email address contact as we want to reduce bulk mailing costs and use email as the primary means to contact you and keep you informed. Your contributions of expertise, consultancy and/or time are sincerely appreciated.

Sincerely,

The Sunset Bay Property Owners Board of Directors

www.sunsetbaypoa.org | info@sunsetbaypoa.org