

Collegeview Townhouse Association

Rules and Regulations

Concerning Use and Occupancy

Collegeview Townhomes has for over two decades remained a quiet, clean, well maintained place to call home. Our neighborhood is a most sought after place to live. This has helped maintain property values and provide a clean, safe area for owners and residents. These rules and regulations are intended to help continue this.

VEHICLES/PARKING

1. In order to permit ambulance, fire trucks and emergency vehicles access, a vehicle, either an owner's or visitor's vehicle, shall not be parked in the area behind the garage except while the vehicle is being washed, cleaned or unloaded and with someone in attendance of the vehicle at all times. (exception is Building 74)
2. Double parking in driveways is NOT allowed.
3. A verbal or written warning may be given to a vehicle parked behind a garage unattended. A subsequent violation of this rule may result in the vehicle being towed to a storage location with charges to be paid by vehicle's owner.
4. There is No Parking in areas designated as Fire Zones (yellow striped concrete). Vehicles parked in these areas may be towed by the Board at owner's expense.
5. Non-operating vehicles may not be left in any Common area of the townhouse complex. The owner/renter shall receive a verbal or written warning and two days to move the vehicle or the Board shall have the vehicle towed at owner's expense. No repair work shall be done to vehicles in any of the common areas.
6. Storage or parking of non-vehicles in parking spaces requires written permission of the Board.
7. No trucks above one ton are allowed on the blacktop area beginning at Building 74 and behind Building 74.
8. Each residential unit is limited to three (3) motor vehicles on site. Only one motor vehicle may be parked in the Visitor or overflow parking area in back.

DRIVEWAYS

9. Speed limit within the Collegeview Townhouse complex is set at 10 MPH for the safety of everyone. Excessive speeding will result in a fine of \$25.00 to the owner/ renter of the unit.
10. Loud music from vehicles should be turned down when entering the driveway.
11. No activity in the area behind Building 74 shall damage the blacktop surface there.
12. Driveways within the Collegeview Townhouse complex are meant for use by vehicles and should be considered STREETS. They shall not be used as play areas, for riding bicycles or toys, playing ball, etc. by anyone of any age. Children should be supervised when walking in these areas.
13. Residents are advised to obtain insurance covering the interiors of their townhomes. It should include walls, ceilings, floors, contents, etc. The Collegeview Townhouse Association carries a policy covering the outer structure of the building. If a resident experiences a loss within the townhome it will be necessary to recover these losses from the resident's individual policy. Any exception to the above would require a unanimous

vote of the Collegeview Townhouse Association Board of Directors.

COMMON AREAS

14. Use of common areas, including driveways and parking lots, for any purpose which could cause traffic congestion or inconvenience to other residents must be approved two weeks in advance by the Board of Directors.
15. No one may store, place, or cause to be stored or placed any object or obstruction of any kind in any sidewalk, driveway, parking area, walkway or other common area.
16. The EPA directs that no one may place anything in the storm drain except water, No garbage, cat litter, animal waste, barbecue pit waste, oil, shrimp or crawfish waste, or anything that would contaminate the environment shall be placed in the storm drain. During times of heavy rains flooding could occur.
17. The overflow parking behind Building 74 is parking only and no activities or loitering shall be allowed in this area except by special permission of the Collegeview Townhouse Board of Directors.

PETS

18. To insure a healthful and safe environment in compliance with city health ordinances townhome units should house only small domestic animals.
19. The Board shall have the right to direct the removal of any animal considered by the Board to be dangerous or destructive,
20. Animals walked on the property MUST be kept on a leash and not allowed to run loose around the complex.
21. Animal waste should be picked up immediately and disposed of in garbage containers or flushed.

AREAS AROUND INDIVIDUAL UNITS

23. Patios, porches, garbage bins, storage areas, water hoses, and drive areas in back of each unit shall be kept in a clean and uncluttered manner in order to maintain property that is safe and healthy.
24. Garbage should be in closed bags or in garbage cans and kept in the garbage bin area of each unit. Common areas should be kept litter free.
25. Owners/renters may place patio furniture and decorative items on the patio and porch of their unit. The Board of Directors shall have the right to direct removal of any item which the Board deems detracting from the general appearance of the Collegeview Townhouse complex.
26. Plants, flowers, shrubbery or trees may be planted or removed in any area maintained by the Board with written approval from the Board.
27. Changes to the outward appearance of the units, including, but not limited to, painting, burglar bars, addition of glass doors, decorative or sun screening require the written permission of the Board.

SATELLITE, CABLE, ANTENNA

29. Written permission of the Board is required to attach radio, television, or other antenna to a unit.
30. Satellite dishes must be attached to the back of the chimney. Wires must be placed in

well concealed locations. Installation guidelines should be obtained from the Board or Management company prior to installation to insure proper installation.

31. Television/cable satellite dishes can be no more than eighteen inches in diameter. Owners/renters are responsible for all costs including installation, operational, repair, removal, and any damage caused by the installation, presence or removal of the dish system.
32. To insure installation guidelines are followed, approval for each installation must be obtained from the Board prior to installation. Non-compliance can result in the dish being removed at the owners expense.

FIREPLACES

33. For the safety of every homeowner and unit, chimneys need to be cleaned and maintained annually to burn safely. To protect your home and property, have the chimney INSPECTED by a licensed inspector prior to use each year.
34. Use fireplaces cautiously. Open your damper completely when burning. Use hardwoods only. Do not burn pine as pine leaves a flammable residue in chimneys which can cause a chimney fire. Avoid burning green wood.
35. Burn only with your fire screen in place. Extinguish your fire before retiring and never leave a fire unattended.

NOISE, ANNOYANCE, NUISANCE, ENDANGERMENT

36. To promote a quiet community and provide for persons who work at night and need to sleep during the day, noise levels inside the complex should be such as not to disturb others. Avoid loud car radios and car honking for this reason.
37. No obnoxious, offensive, or illegal activities of any kind that could be an annoyance, nuisance, or endangerment to other owners/renters shall be permitted in or around any unit or common area.
38. No loud or disturbing noises may be emitted from any unit or garage that would be annoying or objectionable to other owners/renters.
39. Signs, notices, or advertisements of any type posted within the confines of the complex require written consent of the Board.
40. Soliciting within the Collegeview Townhouse complex is prohibited.
41. There shall be no loitering in driveways, common areas or the parking area behind Building 74.

CONTACT THE BOARD/MANAGEMENT COMPANY

46. Any concerns by owners/renters as well as maintenance issues should be directed in writing to the Board of Directors either by US mail to 15201 I-10 East Freeway, Ste. 108, Channelview, Texas 77530..... Or online to <http://www.jdhmanagement.com/>. JDH Management 281-457-5341.

