

## QUAIL VILLAGE II RULES AND REGULATIONS

The following RULES AND REGULATIONS have been established by the Board of Directors to provide for the continuing pleasure, comfort, and security of all members of the Quail Village II Association and their guests.

### GENERAL RULES AND REGULATIONS

#### NOTICES

All complaints and requests should be made to the Manager designated by the Association, or to a Board member, who will in turn notify the proper parties. Members should give immediate notice to the Management firm of any damage, accident or injury to the exterior or roof of any building.

#### ALTERATIONS AND ADDITIONS

Members shall not make any alterations, additions to, or changes to the external structure of their home without first obtaining written permission from the Architectural Control Committee. This includes the installation of patio covers, fencing, painting, and shrubs.

#### NOISES AND OTHER DISTURBANCES

No member shall make or permit in his or her townhouse or the recreation area by himself, his family, his guests, or his pets, anything that will interfere with the rights, comfort, and convenience of other members.

#### SIGNS

The Deed Restrictions prohibit all signs, including For Sale and For Lease signs, except those signs or billboards initially installed by the developer and those signs, both temporary and permanent, which shall be expressly authorized in writing by the Board of Directors of the Association.

#### COMMON AREA RULES

The Common Areas are defined as all areas of the community except the townhouses themselves, their patios, and their garages.

#### PRIDE OF OWNERSHIP

The ability of the Townhouse Association to maintain the aesthetic appearance of the Common Areas depends on each homeowner taking the same pride of ownership and care which you and your family afford your own home.

#### PARKING OF AUTOMOBILES

All vehicles owned by residents must be parked inside the garage. Guest parking spaces are for the use of visitors. The parking of automobiles and other vehicles are specifically prohibited in private drives behind residents' garages.

Exhibit

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## REFUSE COLLECTION

All refuse is to be stored in the compartments provided in each garage. Refuse will be removed twice weekly.

## PETS

All pets should be walked around the peripheral areas of the community, along the private drives, and must be on leashes. Pets are not allowed to use the landscaped areas in front of the homes for elimination.

No animals are permitted in the swimming pool area. Additionally, the crying or barking of dogs or other animals without restraint is a potential source of annoyance to other residents, and may constitute a nuisance. The Board of Directors has sole authority to declare what may or may not be a nuisance.

## BICYCLES, TRICYCLES, & OTHER WHEELED TOYS

These vehicles are prohibited on lawns or in landscaped areas (Please instruct your children on this rule), and inside the swimming pool area. Please ride bicycles only on sidewalks. NOTE: Pedestrians always have the right-of-way.

## NEWLY PLANTED AREAS

Please avoid walking or playing on newly installed grass. Should shrubs or grass be killed by play activity, the homeowner is subject to a special assessment for replacement costs.

## PROBLEMS WITH THE COMMON AREAS

Please direct your inquiries to the Management Company or the Board of Directors (Phone numbers appear elsewhere in this book). If a problem exists, we will take it under advisement and attempt a solution or correction.

## RULES FOR RECREATIONAL FACILITIES

It is understood that any Quail Village II resident may use the swimming pool individually or with other members. However, each member assumes all risk of personal injury or property damage that may result from the use of said pool area by the member or the member's family.

## POOL RULES

1. Pool hours are from 9:00 a.m. until 11:00 p.m.
2. All gates to the swimming pool must be kept locked at all times.
3. All persons using the swimming pool MUST be dressed in proper swimming attire. No cut offs, blue jeans, bermuda shorts, etc. will be allowed.
4. Children under thirteen years of age are not allowed in the pool area without an adult, 18 years of age or older, in attendance.
5. The "buddy system" is recommended to all swimmers. This simply means that for safety, no one swims alone.
6. Ladies are not permitted to wear hairpins in the pool.

7. No running, pushing, or horseplay around or in the pool.
8. Playing with, destroying, or placing any of the pool furniture in the pool will not be permitted.
9. No glassware or metal cans of any kind will be allowed in the pool area. Other containers of an unbreakable nature will be allowed, provided they are disposed of in the proper manner and are not thrown in the pool, or left to litter the pool area. If this privilege is abused, this ruling will be amended.
10. No animals of any type are allowed in the pool area.
11. The only pool toys allowed are small swim rings, balls, swim masks, and floats (styrofoam floats must be suitably covered to preclude crumbling or disintegration).
12. NO FOOD of any type is allowed in the pool area.
13. No person is to enter the water after application of any tanning preparation or greasy hair oil without first taking a shower to remove these materials from skin and hair.
14. No person is to enter the water with infectious diseases, open sores, bandages, or recent vaccinations.
15. The use of the pool is expressly limited to homeowners, tenants, and their invited guests.
16. Persons refusing to comply with the rules may lose the privilege of using the facilities for a period up to sixty days. Persons will be billed for any damage which they, or members of their family, are responsible.

#### CLUBHOUSE RULES

The Clubhouse contains an Adult lounge, a community room, kitchen, rest rooms, office, and storage areas. It is for the use and enjoyment of all residents, members of their families, and guests during hours of normal operations.

The Clubhouse is presently being used by the Perry Homes, Inc. Sales Staff in order to show the model townhouses. Please do not loiter unnecessarily in the clubhouse. In turn, the salesmen have assured us they will do their best to inconvenience pool users as little as possible.

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OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

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DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS