

WATERWAY VILLAGE TOWNHOME ASSOCIATION, INC.
POLICY RESOLUTION ESTABLISHING RULES AND REGULATIONS

WHEREAS, Waterway Village Townhome Homeowners Association, Inc., (the "Association"), a Texas nonprofit corporation, is the governing entity for the Waterway Village Subdivision, being 2.29 acres out of the Walker County School Land Survey, Abstract No. 599, being a re-plat of unrestricted reserves A & B as recorded in Metro Center Section 45, Cabinet T, Sheet 140 of the Montgomery County, Texas, Real Property Records, along with any amendments, supplements and re-plats (the "Subdivision"); and

WHEREAS, the Subdivision is governed by an instrument known as the Declaration of Restrictive Covenants of Waterway Village Townhomes. Filed in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2003-120958, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, Article 3.11(k)(l) & (n) of the Declaration authorizes the Association to make and enforce reasonable rules and regulations governing the operation of the Association and the use and enjoyment of the Common Area of the Association; and

WHEREAS, § 204.010(a)(6) of the Texas Property Code authorizes the Association, through its Board of Directors to regulate the use, maintenance, repair, replacement, modification and appearance of the Subdivision; and

WHEREAS, the Association desires to adopt and enforce rules regulating the use of the Subdivision and its common area.

NOW THEREFORE, in accordance with the foregoing, and as evidenced by the Certification hereto, the Association hereby adopts, establishes and imposes upon the Subdivision, as a dedicatory instrument of the Association, the following:

- 1) **Contact Information**: Upon move-in, each owner and tenant shall provide to the association's managing agent (FirstService Residential) last names, first names, home phone, cell phone, work phone and e-mail address.
- 2) **Insurance**: Each owner of a residence shall purchase and maintain a policy or policies of fire insurance with extended coverage endorsement for the full insurable replacement value of the residence. **The association will not purchase or maintain casualty insurance of the residence on the residence or the contents therein.**
- 3) **Monthly assessments** are due on the 1st, a \$25.00 late fee, and 16% interest will be applied the owner's account until paid in full if not received by the 10th.
- 4) **Exterior Change**: Changes of the exterior of any kind are not permitted. The entire exterior shall remain the same in design and color as originally designed. Window blinds must consist of plantation shutters (brown or white color). Window tinting is not allowed.

- 5) Exterior Lighting: It is the resident's responsibility to replace light bulbs. Changing light fixtures is not allowed. In the interest of community security, the association has contracted garage light bulb and photo cell replacements. Light bulbs must be "soft white and have uniform lumens output.
- 6) Single Family Dwelling: All residences are to be used as "single family dwellings".
- 7) Leases: Corporate leases are not allowed, all leases must be to the same person and for a minimum of One (1) year.
- 8) Parking: Cars must be parked in the garage, parking in the alley at any time is not permitted. Garage doors shall be closed at all times.
- 9) Front Doors: Door treatment must consist of plantation shutters (brown or white color). Door maintenance is the responsibility of owners. The association will periodically re-stain all front doors, MinWax Red Oak stain is to be used; painting of doors is not allowed.
- 10) Balconies and Patios: Balconies and patios must remain neat, organized and free of toys. Empty pots must be removed or plants replaced. Patio equipment and furniture should not exceed the fence height, furniture and equipment must periodically be cleaned.
- 11) Landscaping: Common area landscaping belongs to the association, residents are not allowed to plant anything in common area planting areas; plastic flowers are not allowed.
- 12) Fences Gates and Railings: The installation of dog fences is not allowed, fences and gates are common area property and are not to be altered.
- 13) No signage of any kind is to be placed outside the townhome. For Sale Signs must be placed behind windows.
- 14) Satellite Dishes: If a resident wishes to acquire satellite reception, application with the managing agent, FirstService Residential must be made. Satellite installations must be per the association's Satellite Policy Resolutions. Owners are responsible for roof installation damage as well as future roof damage that resulted from a satellite dish installation.
- 15) Trash Collection: Waste Management collects trash weekly. Special arrangements must be made with Waste Management for heavy trash pick-up, i.e. furniture, appliances.
- 16) Animals: 2 dogs, cats or household pets are allowed providing they are not noxious, offensive or vicious. **Patios are not to be used as kennels.**

The Waterway Village Townhome Association Board of Directors reserve the right to periodically revise these Rules.

THE WATERWAY VILLAGE TOWNHOME COMMUNITY IS SUBJECT TO THE COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS OF THE WOODLANDS.

CERTIFICATION

"I, the undersigned, being president of Waterway Village Townhome Homeowners Association, Inc., hereby certify that the foregoing Policy Resolution was approved by at least a majority of the Association Board of Directors at a duly called open meeting of the Board at which a quorum was present, or as otherwise permitted by applicable law."

By: Richard Koseluk, President

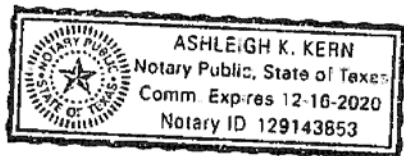
Print Name: RICHARD KOSELUK

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on the day personally appeared the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 20th day of December, 2017.

Ashleigh K. Kern
Notary Public, State of Texas



E-FILED FOR RECORD

01/09/2018 01:50PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

01/09/2018



County Clerk
Montgomery County, Texas