

CC&Rs-Condo Declaration
Rivington Townhomes

Order: SYJPNWL8Q
Address: 6410 Del Monte Dr Apt 118
Order Date: 09-24-2020
Document not for resale
HomeWiseDocs

The Rivington
c/o KRJ Management
1800 Augusta, Suite 200
Houston, Texas 77057
713-783-4640 * Fax 713-783-5203

August 24, 2012

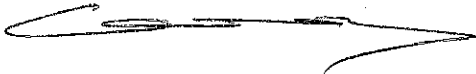
Dear Rivington Homeowners,

Your Board of Directors has asked me to notify you that any downstairs unit that has an enclosed patio will now have the following restrictions:

- Trees can only be planted in pots, not in the ground, in order to avoid potential damage to the foundation and fences. Additionally, trees cannot encroach on neighboring patios.
- Shrubs or plants can be no taller than the height of your patio fence.

Your board and neighbors appreciate your understanding and cooperation.

Best regards,



Collins Oakley

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**SECOND AMENDMENT TO RESTATED AND CONSOLIDATED
RULES AND REGULATIONS
FOR
RIVINGTON TOWNHOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Article V, Section 5.3(B), of the ByLaws of Rivington Townhomes Association, Inc. (the "Association") grants to the Board of Directors of the Association the authority to adopt and amend rules and regulations relating to the operation, use and occupancy of the properties within Rivington Townhomes, a condominium regime located in Harris County, Texas according to the Condominium Declaration recorded in Volume 33, Page 43, *et seq.* of the Condominium Records of Harris County, Texas; and /ll

WHEREAS, the Board of Directors of the Association previously adopted and published the "Restated and Consolidated Rules and Regulations for Rivington Townhomes Association, Inc." (the "Restated and Consolidated Rules and Regulations") which were previously recorded in the Official Public Records of Real Property of Harris County, Texas on May 8, 2001 under Clerk's File No. V039057; and

WHEREAS, the Restated and Consolidated Rules and Regulations were previously amended by instrument entitled "Amended Rules and Regulations for Rivington Townhomes Association, Inc. Relating to Parking" and recorded in the Official Public Records of Real Property of Harris County, Texas on May 7, 2002 under Clerk's File No. V783648; and

WHEREAS, at a meeting of the Board of Directors of the Association duly called and held on June 21, 2004, the Board of Directors voted to further amend the Restated and Consolidated Rules and Regulations;

NOW, THEREFORE, the undersigned, being the President of the Association, certifies that the following amendments to the Restated and Consolidated Rules and Regulations were approved by not less than a majority of the Board at a meeting duly called and held for that purpose on June 21, 2004 at which a quorum was at all times present:

1. Section C (Pets), Paragraph 2, of the Restated and Consolidated Rules and Regulations is hereby amended by adding the following provision at the end of the existing paragraph to read:

In particular, no dog shall be left unattended outside a unit by tying or tethering the dog to a post, tree or similar item or to the railing or fence of a patio area or balcony.

2. Section C (Pets), Paragraph 7, of the Restated and Consolidated Rules and Regulations is hereby amended in its entirety to read:

7. The violation of any rule relating to pets shall subject the unit in which the pet resides and the owner of that unit (regardless of whether the owner occupies the unit) to the imposition of fines by the Association, as follows:

a. Any violation of the provisions of paragraph 1 of this Section:

an initial fine of \$50.00 plus a daily fine in the amount of \$10.00 for each day thereafter that the violation continues to exist.

b. Any violation of any other paragraph in this Section:


\$50.00 per occurrence

If a resident notifies the Association of a violation of any rule relating to pets, either in writing or in person at a meeting of the Board of Directors, and the violation is verified by a member of the Board of Directors or the Managing Agent of the Association, the owner of the unit in which the pet resides shall be notified and a fine may be levied against that owner and his/her unit.

All other provisions of the Restated and Consolidated Rules and Regulations, as previously amended, remain in full force and effect, except to the extent affected by this instrument.

EXECUTED on the 29 day of June, 2004.

RIVINGTON TOWNHOMES ASSOCIATION, INC.


Ken Loosier, President

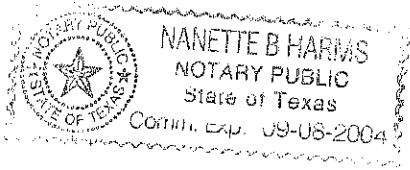
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04 JUL -2 PM 2:28
Kenny L. Loosier
COUNTY CLERK
MANASSAS, VA 20108

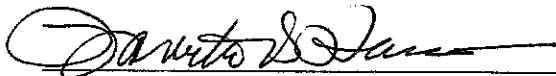
588-54-8148

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared KEN LOOSIER, President of Rivington Townhomes Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 29 day of June, 2004, to certify which witness my hand and official seal.




Notary Public in and for the State of Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

JUL - 2 2004




COUNTY CLERK
HARRIS COUNTY, TEXAS

3/1
Notice

V039057

BUTLER & HAILEY, P.C.
RECEIVED

MAY 17 2001

SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR

FILE _____ ROUTE _____

RIVINGTON TOWNHOMES ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

05/09/01 101566077 V039057 \$31.00

The undersigned, being the authorized representative of Rivington Townhomes Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code ("the Association"), hereby supplements the "Notice of Dedicatory Instruments for Rivington Townhomes Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Harris County, Texas on January 11, 2000 under Clerk's File No. U171806, which Notice was filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.
 - a. Restated and Consolidated Rules and Regulations for Rivington Townhomes Association, Inc. (which rules supercede all previously recorded Rules and Regulations for Rivington Townhomes Association, Inc.)

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct.

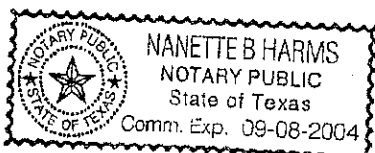
Ken Loosier, President
Rivington Townhomes Association, Inc.

102

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Ken Loosier, President of Rivington Townhomes Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 30 day of April, 2001, to certify which witness my hand and official seal.



Notary Public in and for the State of Texas

Order: SYJPNWL8Q
Address: 6410 Del Monte Dr Apt 118
Order Date: 09-24-2020
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COPY

599-84-2718

RESTATED AND CONSOLIDATED
RULES AND REGULATIONS
FOR
RIVINGTON TOWNHOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Article V, Section 5.3(B), of the ByLaws of Rivington Townhomes Association, Inc. ("the Association") grants to the Board of Directors of the Association the authority to adopt and amend rules and regulations relating to the operation, use and occupancy of the properties within Rivington Townhomes, a condominium regime located in Harris County, Texas according to the Condominium Declaration recorded in Volume 33, Page 43, *et seq.* of the Condominium Records of Harris County, Texas;

WHEREAS, the Board of Directors of the Association previously adopted rules and regulations governing the operation, use, occupancy and appearance of the properties within the development; and

WHEREAS, at a meeting of the Board of Directors of the Association duly called and held on April 18, 2001, the Board of Directors decided to amend certain existing rules and regulations and consolidate all previously approved rules and regulations so that all rules and regulations adopted to date are set forth in a single document;

NOW, THEREFORE, the Board of Directors of the Association hereby publishes the following rules and regulations governing the properties in Rivington Townhomes. These rules and regulations supercede all rules and regulations previously adopted by the Board of Directors of the Association and recorded in the Official Public Records of Real Property of Harris County, Texas.

EXECUTED on the 18 day of April, 2001.

RIVINGTON TOWNHOMES
ASSOCIATION, INC.

By: 

Ken Loosier, President

RETURN TO:
BUTLER & HAILEY
1616 SOUTH VOSS STE 500
HOUSTON, TX 77057

Order: SYJPNWL8Q

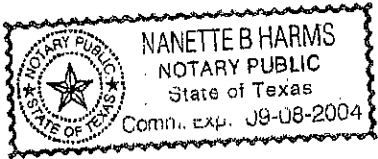
Restated and Consolidated Rules and Regulations for Rivington Townhomes
Address: 100 Monte Dr Apt 1 Page 1 of 1

Order Date: 09-24-2020
Document not for resale
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THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared KEN LOOSIER, President of Rivington Townhomes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 18 day of April, 2001, to certify which witness my hand and official seal.



Nanette B Harms

Notary Public - State of Texas

539-84-2715

A.
STORAGE OF PERSONAL PROPERTY

1. One (1) bicycle may be stored in an enclosed patio area. However, no bicycle is to be stored in/on any front porch, balcony, rear stoop, carport or common area.
2. No furniture other than outdoor furniture is allowed in any patio or on any balcony, front porch, or rear stoop. No furniture may be stored in a carport or on common area.
3. Plants and planters are allowed in patios, on front porches, balconies and rear stoops. All plants must be alive and maintained; dead or diseased plants must be removed from patios, porches, balconies and stoops. Light weight planters are allowed in patios and on balconies. No cement or heavy planters are allowed on balconies.
4. Barbecue pits may be stored only in patios, porches, rear stoops and balconies. Barbeque pits may not be used in patios, on porches, rear stoops and balconies. Barbecue pits must be at least ten (10) feet from a building when in use.
5. Other items of personal property are not allowed to be stored in/on porches, balconies, rear stoops, carports or common area.
6. Items which are not permitted to be kept or stored on front porches, balconies, rear stoops, carports or common area are subject to removal without notice. Expenses incurred by the Association for a violation of these rules, such as attorney charges or expenses incurred to employ an outside contractor to remove the stored items, will be assessed against the owner and his/her unit. Removed items of personal property will be held by Association for thirty (30) days. Upon the expiration of thirty (30) days, if not claimed, the item will be donated to local charity.

B.
PARKING

1. The "vehicle use area" is defined as that area designated on the plat of the property as driveway, assigned carport parking, and unassigned parking.
 - a. No vehicle may be operated within the development outside the vehicle use area.
 - b. The maximum speed limit within the vehicle use area is fifteen (15) miles per hour.
 - c. No repairs exceeding twenty-four (24) hours are permitted in the vehicle use area.
 - d. No oil changes are permitted.
2. The "parking area" includes all parking spaces within the development identified by yellow parking stripes and/or a covered carport. This area is designated on the plat of the property as assigned carport parking, and unassigned parking.
 - a. Parking outside of the parking area is prohibited.
 - b. Parking within the parking area is for approved vehicles only.
 - c. Parking within the parking area is subject to the rules applicable to assigned and unassigned parking set forth below.
 - d. Exceptions are allowed only for:

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Restated and Consolidated Rules and Regulations for Rivington Townhomes Monte Dr Apt 1 Page 3 of 3

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- i. Service vehicles, and
 - ii. Pickup and delivery of people and/or property.
3. Only approved vehicles may be parked in the parking area.
- a. To be an approved vehicle, the vehicle must comply with all of the following requirements:
 - i. It must be capable of moving under its own power.
 - ii. It must have not more than four (4) tires.
 - iii. It must fit within the boundaries of the parking space.
 - iv. It must have tires fully inflated to design standards.
 - b. No vehicle may be stored in unassigned or guest parking.
4. Parking is assigned by the Board for each unit as set out in these rules.
- a. Assigned parking is for the primary benefit of a particular resident. Unassigned parking is for the use of residents only, not guests.
 - b. The resident is expected to park in his/her assigned space, leaving unassigned spaces available for others.
 - c. If the assigned space is used by another resident or guest, the resident to which the parking space is assigned may park in an unassigned space.
 - d. Assigned areas are for vehicles only. They are not to be used for storage of sport accessories or vehicles including, but not limited to, jet skis, wave runners, boats or trailers, or for major repairs.
5. The unassigned parking area on Winrock is intended for guests of residents.
- a. Vehicles in this area must be moved at least once every forty-eight (48) hours.
 - b. Residents are requested not to park in this area.
6. Enforcement of these rules will be by fine and/or towing.
- a. A vehicle in front of a driveway gate, in the driveway, or in any other no parking area will be towed without notice at the direction of a Director.
 - b. An unauthorized vehicle parked in an assigned space may be towed at the direction of the person to whom the space is assigned.
 - c. Any violation of these rules may result in a fine of \$25 per day after a twenty-four (24) hour notice has been issued to the violating owner.
 - d. Notice may be given by placing of a warning on the vehicle describing the violation and the enforcement action which may occur if the vehicle is not moved.

C.
PETS

- 1. Not more than two (2) pets shall be kept in any unit. No pet is permitted that weighs more than thirty (30) pounds or that will weigh more than thirty (30) pounds at maturity.

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- 2. Dogs are subject to all Ordinances of the City of Houston, including ordinances requiring dogs to be leashed and under the direct control of a responsible person. No unattended dog is permitted within the development for any length of time, whether or not the dog is on a leash.
- 3. The dog walk areas are along the fence lines on the north and west sides of the property.
 - a. Courtyards, driveways, carports, parking areas, and sidewalks shall not be used as dog walk areas.
 - b. Cleaning up after a dog does not negate a violation of this rule or permit a dog to be walked in an area other than the designated dog walk areas.
- 4. Cats are not allowed to roam the property.
- 5. No pet is allowed within the pool area.
- 6. An owner who leases his unit, personally or through an agent, shall assure that these rules relating to pets are incorporated into the lease so that a violation of the rules constitutes a default under the lease.
- 7. The Association shall have the power to assess the unit where the animal resides and the owner of the unit, regardless of whether the owner occupies the unit, the following fines:
 - a. More than two (2) pets in a unit:
 - An initial fine in the amount of \$50.00 plus a daily fine in the amount of \$10.00 for each day thereafter that the violation exists.
 - b. Unleashed dog or cat found roaming the property: \$50.00 per occurrence
 - c. Walking a dog in an area other than a designated dog walk area: \$50.00 per occurrence
 - i. If a resident complains about a violation in writing or in person at a Board meeting, and the violation is verified by another resident, a member of the Board, and/or the managing agent of the Association, the unit owner will be notified and fined.
 - ii. If an animal is impounded by the City, a fine may also be levied by the Association.

D.
INTERIOR REPAIRS

- 1. Any damage to the interior of a unit resulting from a condition on the exterior of the building for which the Association is responsible must be reported to the Association within three (3) days of the discovery of damage, unless otherwise approved by the Board of Directors acting reasonably and in good faith.
- 2. Any owner who expects the Association to repair damage to the interior of his/her unit that results from a condition on the exterior of the building for which the Association is responsible is obligated to provide access to his/her unit during normal business hours so that the Association's contractor(s) may inspect and repair the damage.

3. The Association will advise the contractor of the owner's name and telephone number to enable the contractor to contact the owner to arrange for the inspection and repair of the damage.
4. If the owner fails to keep an appointment with the contractor or refuses to give the contractor access during normal business hours, the owner will become liable for the repair of the interior damage, unless reasonable cause is given for missing the appointment or refusing access to the unit.
5. If the Association is billed for a service call due to the owner's failure to keep an appointment, the Association will assess the owner and his/her unit for the cost of the service call.

E.

INSURANCE DEDUCTIBLE

1. The Association maintains property insurance on the buildings and common elements within the development.
2. The Board of Directors, having considered all relevant factors, and based on its business judgment, has agreed to a \$5,000.00 deductible on the property insurance.
 - a. In the event that a loss or any damage is caused by the negligence of an owner, his/her tenants, invitees or guests, such owner will be liable for the full amount of the deductible on the Association's property insurance.
 - b. In the event that:
 - i. The loss originates or is caused by the owner, his/her tenants, invitees or guests, or from within or due to his/her unit without any negligence being attributable, or
 - ii. The cause of the loss cannot be determined and is only related to his/her unit or the limited common elements assigned to his/her unit,the first \$500.00 deductible on the insurance policy shall be paid by the owner and the balance of the deductible in excess of \$500.00 shall be paid by the Association.
3. In all other situations, the Association shall pay the deductible which shall be considered a common expense.

F.

ARCHITECTURAL CONTROL

1. Guidelines for Interior Modifications
 - a. Interior modifications are permitted so long as they do not in any way impair the structural integrity of the building or any part thereof.
 - b. Construction of approved modifications should be undertaken during the hours 8:00 a.m. and 11:00 p.m. Construction of approved modifications may not cause unreasonable disturbance or inconvenience to surrounding residents.

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Restated and Consolidated Rules and Regulations for Rivington Townhomes Monte Dr Apt 118 Page 6 of 6

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- c. Modifications of any type, other than finish work, involving common walls must be submitted in a "Request for Approval" form to the Board and be approved by the Board prior to the commencement of the work.
- d. All electrical work must be performed by a licensed electrician in accordance with applicable Building Codes and Standards of the City of Houston. All wiring must be of a size that is suitable for the intended purpose and must have proper connections terminating at a junction box. The owner is responsible for any expense incurred resulting from a tripped breaker. A breaker problem resulting from the condition of a common element is the Association's responsibility.

2. Guidelines for Exterior Modifications

- a. All applications for exterior modifications must be submitted in writing to and approved by the Board and in writing prior to commencement of the work.

"Modification of exterior" means anything which is affixed, applied or attached to the exterior building, grounds (including landscaping), or within a patio, or fence, which is visible by anyone outside the fenced patio.

- b. All approved modifications must be properly maintained by the individual owner who installed the modification and all persons subsequently acquiring that owner's unit. The Association will repair any approved addition not properly maintained and assess the owner and his/her unit for the costs incurred; the owner is required to reimburse the Association within fourteen (14) days.
- c. The color of an exterior finish must be the same as the color of the building in which the exterior modification is located.
- d. Modifications made without Board approval will be subject to removal. If the Association incurs any expenses to remove an unauthorized modification, such as attorney charges or by employing a contractor to remove and/or repair the unauthorized modification, the expenses will be assessed to the owner and his/her unit.
- e. Materials proposed for use in any modification must be compatible with existing materials used on the building in which the exterior modification is located.
- f. Aluminum foil, cardboard and bed sheets are not permitted as window covers. Window coverings, in anything other than a neutral color, are discouraged. Mini-blinds or interior shutters are permitted. Solar film is permitted as long as the film is of a bronzed, smoky color which is non-reflective. All window coverings must be maintained in a reasonably neat and attractive manner at all times.
- g. No signs are permitted to be displayed within any unit or on any common elements except laundry room bulletin boards. No "For Sale" sign may be displayed on or within any vehicle (including but not limited to, an automobile, truck or trailer) parked within the development for any length of time.
- h. Any owner who desires to install burglar bars must adhere to the following guidelines:
 - i. The design, type, color and a description of the manner in which the burglar bars are to be installed must be submitted in writing to the Board and approved in writing by the Board prior to installation.

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599-04-2720

ii. Installation must be done within the following parameters:

1. Windows – must be fitted on the inside of the windows and be a neutral color.
2. Doors – must be fitted securely on the doorframe and match the color of the door.
3. Sliding Glass Doors – must be fitted on the door and be a neutral color.

G.

ACCESS TO ASSOCIATION RECORDS

1. A written notice of intent to inspect records of the Association must be delivered to the Board of Directors or the Association's managing agent at least 24 hours prior to the planned inspection.
2. The notice must specify with particularity the records sought to be inspected.
3. All records shall be inspected at the office of the Association's management company, if any, between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday.
4. At the discretion of the Board of Directors, or its managing agent, certain records may only be inspected in the presence of a Board member or employee of the management company.
5. The person(s) inspecting records shall not disrupt the ordinary business activities of the management company or employees during the course of inspection.
6. No records of the Association may be removed from the office of the management company without the express written consent of the Board of Directors.
7. When applicable, all costs of inspection shall be borne by the person requesting access. In the event the person inspecting the records desires to make photocopies, all copy costs must be paid by the person requesting the copies at the time the copies are made.
8. Limitations on Access:

Consistent with an individual's right of privacy and applicable law, the following records will not be made available without the express written consent of the Board of Directors:

- a. Minutes of Executive Sessions of the Board of Directors.
- b. Minutes of Administrative Hearings pertaining to the imposition of punitive measures.
- c. Where disclosure would violate a constitutional or statutory provision or applicable public policy.
- d. Where disclosure could result in a discernible harm to the Association or any of its members.
- e. Personnel records.
- f. Inter-office memoranda.
- g. Litigation files and all types of communications regarding pending or threatened litigation.

539-84-2721

- h. Preliminary data, information or investigations which have not been formally approved by the Board of Directors, such as contractor bid prospects.
 - i. Where disclosure may result in an invasion of personal privacy, breach of confidence or privileged information, including information about another owner that the owner has requested the Board to keep confidential.
 - j. Where disclosure would unreasonably interfere with or disrupt the operation of the Association.
 - k. Where access results in harm or damage to the Association or another owner that outweighs the right of the requesting owner to inspect the records.
 - l. Communications between the Association and its counsel which are privileged.
9. The Association is under no obligation to provide any additional information other than that which is required by law.

H.
GENERAL REGULATIONS

- 1. No objects shall obstruct any common sidewalks, driveways, entrances, halls and passageways.
- 2. No flammable or other hazardous material, nor any clothing, towels or unsightly articles shall be placed on or in any common elements.
- 3. All garbage, trash and debris shall be placed in dumpsters and never set outside a unit.
- 4. The placement and use of outdoor grills must conform to the City of Houston Fire Code.
- 5. No courtyard furniture owned by the Association shall be moved from the courtyard to any other location.
- 6. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be played musical instruments or devices in such a manner as may disturb or tend to disturb occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:00 p.m. and the following 8:00 a.m., if they disturb other residents.
- 7. No owner of a one (1) bedroom unit shall be allowed to have more than two (2) occupants. No owner of a two (2) or three (3) bedroom unit shall be allowed to have more than four (4) occupants.
- 8. An owner shall be liable for any damage to the common elements or common personal property caused by the unit owner, members of the unit owner's family, guests, tenants, lessees, agents, employees and/or pets.
- 9. No patio gate shall be padlocked where access to a breaker box through the patio gate is necessary.
- 10. Sunbathing is permitted only in the pool area.
- 11. No owner shall discard any trash, debris or litter of any kind, including unsolicited mail or mailing envelopes, on or within the common elements. All trash, debris and litter

must be deposited in an appropriate trash receptacle. No owner shall place or discard any furniture, appliance, building materials or carpet on the common elements, in any carport or in or adjacent to any trash receptacles maintained by the Association. Each violation of this rule by an owner, or the lessee of an owner, shall subject the owner and his/her unit to a \$50.00 fine; provided that, no owner shall be fined as the result of a violation of this rule by his/her lessee without prior written notice to the owner of a previous violation of this rule by the owner's lessee.

I.
SWIMMING POOL

1. No glass objects in pool area.
2. No pets in pool area.
3. No running, shouting, horseplay, or annoying activities or excessive noise in the pool area.
4. No child under the age of thirteen (13) is allowed without adult supervision at all times.
5. Pool is restricted to residents and their guests. Guest(s) must be accompanied by a resident (an owner or a lessee).
6. Drunkenness and/or obscene language will not be tolerated and will be grounds for removal from the pool area.
7. Appropriate swim suits must be worn at all times. No cut-offs are allowed in the pool.
8. All trash, including cigarette butts, must be placed in trash receptacles.
9. If stereos or radios are used in the pool area, care should be taken to avoid excessive volume. All stereos and radios must be battery operated. Stereos or radios, which require an electrical outlet are prohibited.
10. Pool Hours: Sunday through Thursday 9:00 a.m. – 10:00 p.m.
 Friday & Saturday 9:00 a.m. – 12:00 p.m.
11. Pool gate must be closed at all times.
12. Pool furniture is not to be moved from the pool area to any other location.

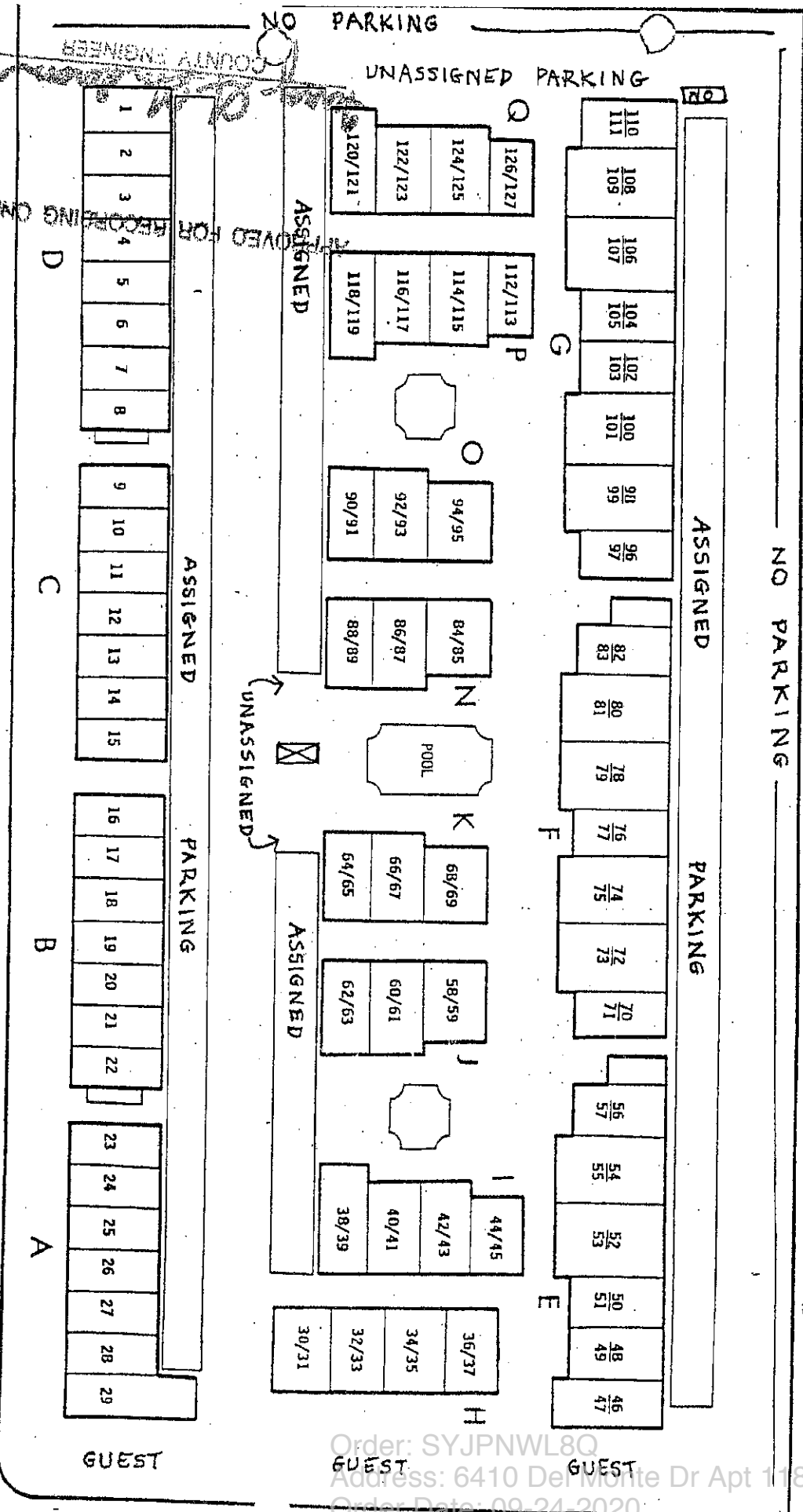
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FILED
Ronny B. Ferguson
 COUNTY CLERK
 HARRIS COUNTY, TEXAS

RIVINGTON TOWNHOMES

6402 DEL MONTE
HOUSTON, TEXAS

RECORDERS MEMORANDUM
AT THE TIME OF RECORDED THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIQUIDITY CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.



DEL MONTE

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Order: SYJPNWL8Q
Address: 6410 Del Monte Dr Apt 118
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508-02-2584

539-84-2725

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Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW. THE STATE OF TEXAS, COUNTY OF HARRIS.

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

APR 19 1996



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY TEXAS

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MAY - 8 2001



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

**AMENDED RULES AND REGULATIONS
FOR
RIVINGTON TOWNHOMES ASSOCIATION, INC.
RELATING TO PARKING**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Article V, Section 5.3(B), of the ByLaws of Rivington Townhomes Association, Inc. ("the Association") grants to the Board of Directors of the Association the authority to adopt and amend rules and regulations relating to the operation, use and occupancy of the properties within Rivington Townhomes, a condominium regime located in Harris County, Texas according to the Condominium Declaration recorded in Volume 33, Page 43, *et seq.* of the Condominium Records of Harris County, Texas; and


WHEREAS, the Board of Directors of the Association previously adopted the "Restated and Consolidated Rules and Regulations for Rivington Townhomes Association, Inc.", which rules and regulations were recorded in the Official Public Records of Real Property of Harris County, Texas on May 8, 2001 under Clerk's File No. V039057; and

WHEREAS, at a meeting of the Board of Directors of the Association duly called and held on April 17, 2002, the Board of Directors decided to amend certain existing rules and regulations relating to parking;

NOW, THEREFORE, the Board of Directors of the Association hereby publishes the following rules and regulations relating to parking within Rivington Townhomes. These rules and regulations supercede all rules and regulations relating to parking previously adopted by the Board of Directors of the Association and recorded in the Official Public Records of Real Property of Harris County, Texas. These rules and regulations do not in any manner affect any other previously adopted rules and regulations (not relating to parking) for Rivington Townhomes.

EXECUTED on the 17 day of April, 2002.

**RIVINGTON TOWNHOMES
ASSOCIATION, INC.**


Ken Loosier, President

COUNTY CLERK
HARRIS COUNTY, TEXAS
Barbara A. Kephart

2002 MAY -7 PM 2:29

FILED

Return to:
Rick S. Butler
Butler & Hailey, P.C.
1616 South Voss Road, St. 500
Houston, Texas 77057

Order: SYJPNWL8Q
Address: 6410 Del Monte Dr Apt 118
Order Date: 09-24-2020
Document not for resale
HomeWiseDocs

51-25-151

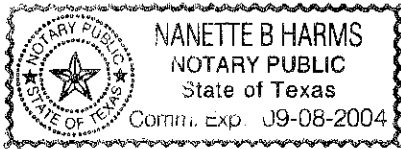
THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared KEN LOOSIER, President of Rivington Townhomes Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 17 day of April, 2002, to certify which witness my hand and official seal.



Nanette B Harms

Notary Public in and for the State of Texas

551-75-0211

PARKING

1. The "vehicle use area" is defined as that area designated on the plat of the property as driveway, assigned carport parking, and unassigned parking.
 - a. No vehicle may be operated within the development outside the vehicle use area.
 - b. The maximum speed limit within the vehicle use area is fifteen (15) miles per hour.
 - c. No repairs exceeding twenty-four (24) hours are permitted in the vehicle use area.
 - d. No oil changes are permitted.

2. The "parking area" includes all parking spaces within the development identified by yellow parking stripes and/or a covered carport. This area is designated on the plat of the property as assigned carport parking and unassigned parking.
 - a. Parking outside of the parking area is prohibited.
 - b. Parking within the parking area is for approved vehicles only.
 - c. Parking within the parking area is subject to the rules applicable to assigned and unassigned parking set forth below.
 - d. Exceptions are allowed only for:
 - i. Service vehicles, and
 - ii. Pickup and delivery of people and/or property.

3. Only approved vehicles may be parked in the parking area.
 - a. To be an approved vehicle, the vehicle must comply with all of the following requirements:
 - i. It must be capable of moving under its own power.
 - ii. It must have not more than four (4) tires.
 - iii. It must fit within the boundaries of the parking space.
 - iv. It must have tires fully inflated to design standards.
 - v. It must be "street legal", meaning that the vehicle is capable of being legally operated on a public street or right-of-way.

551-76-0212

- 5120-51-155
- b. An approved vehicle may be parked in unassigned or guest parking, provided that the vehicle is used outside of the development at least every forty-eight (48) hours. No resident is permitted to park more than one (1) approved vehicle in unassigned or guest parking at any given time.
 4. Parking is assigned by the Board for each unit as set out in these rules.
 - a. Assigned parking is for the primary benefit of a particular resident. Unassigned parking is for the use of residents only, not guests.
 - b. The resident is expected to park in his/her assigned space, leaving unassigned spaces available for others.
 - c. If the assigned space is used by another resident or guest, the resident to which the parking space is assigned may park in an unassigned space.
 - d. Assigned areas are for vehicles only. They are not to be used for storage of sport accessories or vehicles including, but not limited to, jet skis, wave runners, boats or trailers, or for major repairs.
 5. The unassigned parking area on Winrock is intended for guests of residents.
 - a. Vehicles in this area must be moved at least once every forty-eight (48) hours.
 - b. No resident is permitted to park more than one (1) vehicle in unassigned or guest parking at any given time.
 6. Enforcement of these rules will be by fine and/or towing.
 - a. A vehicle in front of a driveway gate, in the driveway, or in any other no parking area will be towed without notice at the direction of a Director.
 - b. An unauthorized vehicle parked in an assigned space may be towed at the direction of the person to whom the space is assigned.
 - c. Any violation of these rules may result in a fine of \$25 per day.
 - d. Notice may be given by placing a warning on the vehicle describing the violation and the enforcement action which may occur if the vehicle is not moved.

551-75-0216

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THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped hereon by me, and was duly RECORDED. In the Official Public Records of Real Property of Harris
County, Texas on

MAY - 7 2002



Dorely B. Kayman

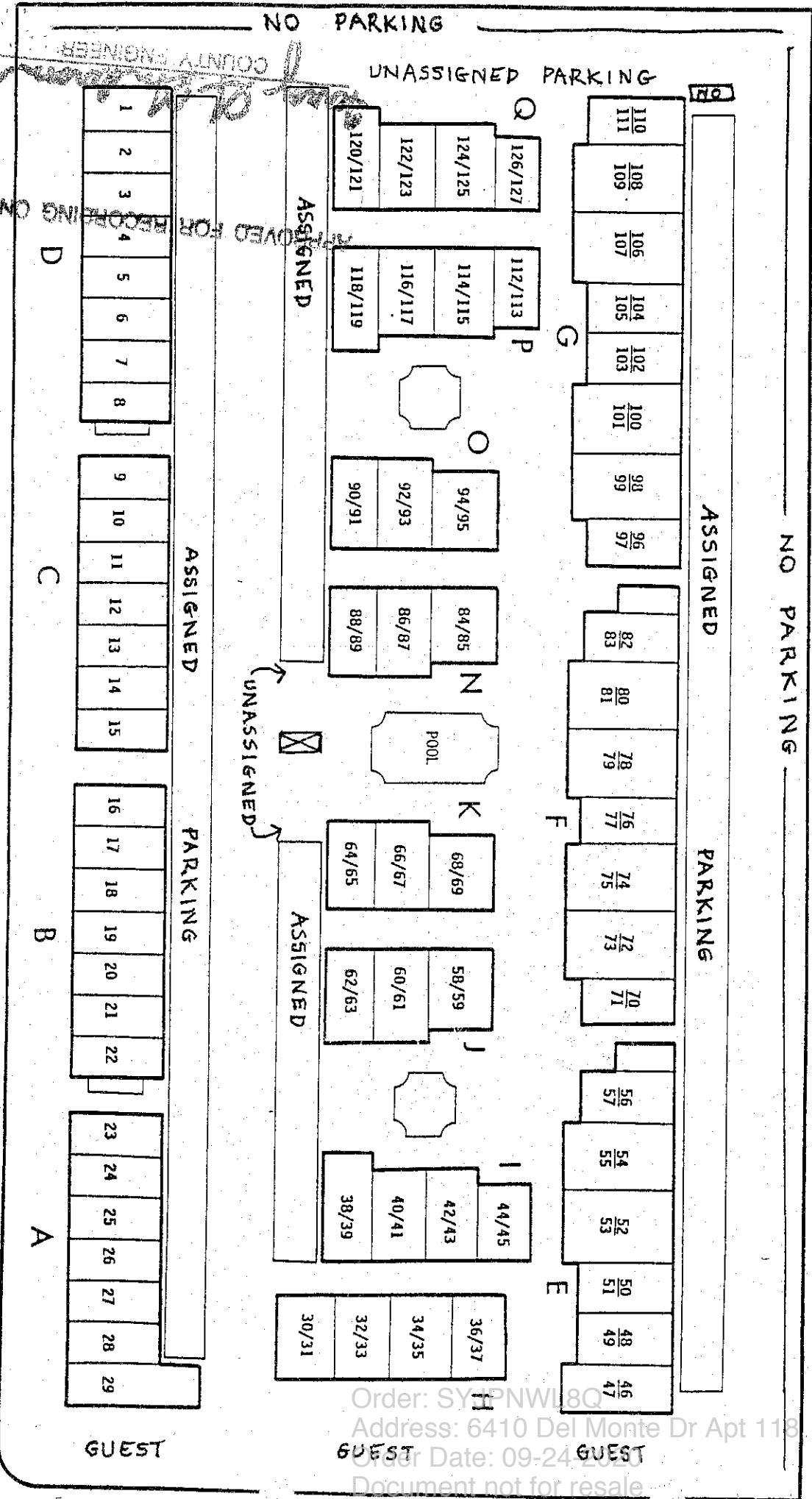
COUNTY CLERK
HARRIS COUNTY, TEXAS

Order: SYJPNWL8Q
Address: 6410 Del Monte Dr Apt 118
Order Date: 09-24-2020
Document not for resale
HomeWiseDocs

RIVINGTON TOWNHOMES

6402 DEL MONTE
HOUSTON, TEXAS

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIBERITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.



4222-48-683

DEL MONTE

3852-20-805

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Order Date: 09-24-2020

Document not for resale
WINROCK

**SECOND AMENDMENT TO RESTATED AND CONSOLIDATED
RULES AND REGULATIONS
FOR
RIVINGTON TOWNHOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Article V, Section 5.3(B), of the ByLaws of Rivington Townhomes Association, Inc. (the "Association") grants to the Board of Directors of the Association the authority to adopt and amend rules and regulations relating to the operation, use and occupancy of the properties within Rivington Townhomes, a condominium regime located in Harris County, Texas according to the Condominium Declaration recorded in Volume 33, Page 43, *et seq.* of the Condominium Records of Harris County, Texas; and /ll

WHEREAS, the Board of Directors of the Association previously adopted and published the "Restated and Consolidated Rules and Regulations for Rivington Townhomes Association, Inc." (the "Restated and Consolidated Rules and Regulations") which were previously recorded in the Official Public Records of Real Property of Harris County, Texas on May 8, 2001 under Clerk's File No. V039057; and

WHEREAS, the Restated and Consolidated Rules and Regulations were previously amended by instrument entitled "Amended Rules and Regulations for Rivington Townhomes Association, Inc. Relating to Parking" and recorded in the Official Public Records of Real Property of Harris County, Texas on May 7, 2002 under Clerk's File No. V783648; and

WHEREAS, at a meeting of the Board of Directors of the Association duly called and held on June 21, 2004, the Board of Directors voted to further amend the Restated and Consolidated Rules and Regulations;

NOW, THEREFORE, the undersigned, being the President of the Association, certifies that the following amendments to the Restated and Consolidated Rules and Regulations were approved by not less than a majority of the Board at a meeting duly called and held for that purpose on June 21, 2004 at which a quorum was at all times present:

1. Section C (Pets), Paragraph 2, of the Restated and Consolidated Rules and Regulations is hereby amended by adding the following provision at the end of the existing paragraph to read:

In particular, no dog shall be left unattended outside a unit by tying or tethering the dog to a post, tree or similar item or to the railing or fence of a patio area or balcony.

2. Section C (Pets), Paragraph 7, of the Restated and Consolidated Rules and Regulations is hereby amended in its entirety to read:

7. The violation of any rule relating to pets shall subject the unit in which the pet resides and the owner of that unit (regardless of whether the owner occupies the unit) to the imposition of fines by the Association, as follows:

a. Any violation of the provisions of paragraph 1 of this Section:

an initial fine of \$50.00 plus a daily fine in the amount of \$10.00 for each day thereafter that the violation continues to exist.

b. Any violation of any other paragraph in this Section:


\$50.00 per occurrence

If a resident notifies the Association of a violation of any rule relating to pets, either in writing or in person at a meeting of the Board of Directors, and the violation is verified by a member of the Board of Directors or the Managing Agent of the Association, the owner of the unit in which the pet resides shall be notified and a fine may be levied against that owner and his/her unit.

All other provisions of the Restated and Consolidated Rules and Regulations, as previously amended, remain in full force and effect, except to the extent affected by this instrument.

EXECUTED on the 29 day of June, 2004.

RIVINGTON TOWNHOMES ASSOCIATION, INC.


Ken Loosier, President

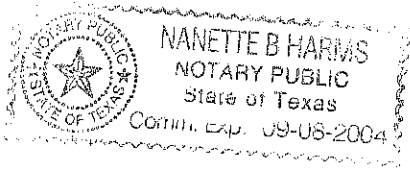
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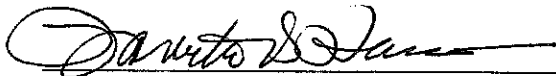
REC'D
04 JUL -2 PM 2:28
Kenny L. Loosier
COUNTY CLERK
MANASSAS, VA

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared KEN LOOSIER, President of Rivington Townhomes Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 29 day of June, 2004, to certify which witness my hand and official seal.




Notary Public in and for the State of Texas

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THE STATE OF TEXAS
COUNTY OF HARRIS
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JUL - 2 2004




COUNTY CLERK
HARRIS COUNTY, TEXAS