

**THE 18TH AT WALDEN COUNCIL OF CO-OWNERS**  
**RULES AND REGULATIONS**

Violations are strictly enforced and subject to FINES

**HOUSEKEEPING**

1. Owners must promptly perform all maintenance and repairs to their unit that left unattended would affect the common property or other owners. Owners are responsible for any damages or liabilities incurred as a result of their failure to properly maintain or repair their unit.
2. Disposing of debris of any kind (i.e. dead leaves, cigarette butts, beverage cans, etc.) on the common grounds is prohibited.
3. Individual patios, balconies and landings must be maintained in a neat and clean condition and may not be used for storage purposes. Coolers, household furniture, appliances, exercise equipment, etc. are not allowed on patios and balconies. Outdoor patio furnishings are permitted in private patios and balconies.
4. Windows and sliding glass doors are the responsibility of each individual homeowner and/or resident to keep repaired and clean.
5. It is prohibited to hang garments, rugs, towels or any other items from windows, railings or other areas within view of the common grounds and neighboring units.
6. Trash, garbage and other waste materials must be properly disposed of in the trash receptacles provided for this purpose. At no time is trash, garbage or other debris allowed in the common areas outside units, even temporarily.
7. Stairwells, halls, landings, and doorways are to be kept clear of clutter, plants, debris, etc. and are not to be used for storage purposes.
8. Electrical appliances, i.e. dishwashers, washers, dryers, etc. are not to be left running when unit is unoccupied-even temporarily.
9. Satellite Dish installation must have prior board approval.

**GOLF COURSE**

The golf course is a private club: its use is restricted to their members. Ownership at the 18th at Walden does not provide membership to the golf course.

1. No one is allowed to play on or near the golf course.
2. Golf carts are not allowed off the normal confines of the golf course. Golf carts are not allowed in

the parking lots at the 18th at Walden, nor are they to be left in common areas throughout the property.

### SWIMMING POOL (S) AND SPA

1. No one under the age of 18 is allowed in the "Adult" pool or hot tub.
2. Pool furniture may not be removed from the pool area at which it is located.
3. Bikes, roller blades, skates, skateboards, etc. may not be used in the common or pool area.
4. Family pool hours are from 9:00 am to 10:00 pm. Adult pool hours are from 10:00 am to 10:00 pm.
5. Residents may not bring more than 10 guests to the pool areas at one time. Residents are responsible for guest at all times.
6. All children under 14 years of age must be accompanied by an adult at least 18 years of age at all times.
7. NO PETS permitted on pool premises.
8. Glass containers are not allowed in pool areas.
9. No running, no diving, no horseplay, no loud music or abusive language within the pool areas.
10. Proper swimwear must be worn in the pool areas. Cut offs and street clothes are not allowed.
11. The pool, spa and party Room are for the use of owners, residents and guests of The 18th at Walden.
12. Doors to the laundry room are to be closed at all times. The entry gate into the pool areas MUST BE LOCKED AT ALL TIMES. Doors to the laundry room are to be kept closed and locked at all times. All pool access key/lock access gates but be closed at all times. The "propping" open of access gates is strictly prohibited by The 18th at Walden and City Codes.

The Board of Directors has the final determination of what constitutes a nuisance in the pool area.

Owners, tenants and their guests are required to "clean up" their garbage before leaving the pool area (s).

Climbing over the fences is strictly prohibited.

Smoking or pets are not permitted in the laundry room.

### PARKING AREAS

1. Boats, jet skis, boat trailers, and travel trailers may <sup>not</sup> be parked in the parking areas.
2. Campers, motor homes and recreational vehicles may park only in the outer parking areas adjacent to Walden Road and Lake Island Drive.
3. Vehicles occupying more than one normal space are not permitted in the parking areas and vehicles that extend beyond the normal length of a parking space must be parked away from the buildings.
4. Camping is not permitted on the property.
5. No unlicensed motor vehicles are allowed on the property, i.e. go-carts, dirt bikes, unregistered cars, etc.
6. Inoperable motor vehicles will be towed from the parking area at the owner's expense. Vehicles with expired registration or safety stickers are considered to be inoperable.
7. Bicycles shall be parked in designated areas and shall not be left on balconies, porches or in the parking areas. Motorcycles are to be parked in a parking space.
8. Skateboarding, roller-blading, roller-skating, etc. are not allowed in the parking area or common grounds.

#### PETS

1. Pets must be kept on a leash at all times while on ALL areas of the property.
2. Pets may not be exercised the common areas.
3. All owners, tenants and guests with pets must clean up/poop after their pets
4. No more than 2 household pets may be kept per unit. Household pets include dogs, cats birds, etc. Exotic animals including reptiles, snakes, pigs, etc. are not allowed on the property.
5. Any pet that becomes a nuisance must be removed from the property. The Board has the final authority in determining whether an animal is considered a nuisance to the community.
6. Pets may not be tied up in the common areas or left unattended on patios and balconies.

#### OTHER

1. No noxious or offensive activity is allowed on the property. The Board has final authority in determining whether or not an activity shall be considered to be obnoxious or offensive.
2. Loud noises from musical instruments, radios, stereos or television etc. are prohibited.

3. The display of or shooting of firearms, fireworks or firecrackers is expressly forbidden on the property.
4. Signs, billboards and any other advertisements of any type are prohibited on the property. Owners are not permitted to hang signs of any type in their windows, cars, or from their balconies.
5. Structural alterations to the exterior or interior of the unit cannot be made without prior written approval from the Board of Directors.
6. Window coverings must be lined in order that any neutral window coverings re visible from the outside. (The Board shall determine what is considered a neutral color).
7. Units can be occupied and used for residential purposes only.
8. Barbeque grills must be in compliance with the fire codes.

#### RENTALS

1. All owners are responsible for providing the current rules and regulations to all tenants and other residents prior to their occupying the unit.
2. All owners are responsible for the actions of their tenants and guests while on the property of The 18th at Walden Council of Co-Owners.

#### GENERAL

1. All residents and owners shall be responsible for compliance with any City, County or State regulations or codes.
2. Construction, remodeling, and repairs to units:
  - a) Such work to be within the hours of 8:00 am-5:00 pm/7 days a week.
  - b) Contact and inform management company of major repairs commencing in the unit.
  - c) Owners are responsible for the actions of their contractors.
  - d) Owner is responsible for owner's contractor debris and refuses, which shall be hauled away daily at owner's expense. Association dumpsters may not be used for this purpose.
  - e) Contractors must clean up every day of debris and refuse.

#### OTHER RECOMMENDATIONS

1. It is strongly recommended that all owners carry an HOB-CON Condominium Owner's insurance policy to cover the interior of your unit, personal contents, liability, and other items in the unit that are not covered by the Association's homeowner's insurance policy.
2. It is recommended that owners of second floor units provide occupants with an alternative escape facility, i.e. rope ladder, knotted rope, etc. which can be secured and will reach the ground in the

event a fire or other emergency prevent exit through normal means.

**NOTICE**

**Rules and Regulations shall be strictly enforced**

As a means of enforcing the Rules and Regulations of the homeowner's association, the Board of Directors has adopted the following enforcement policy:

Owners are responsible for compliance of these Rules and Regulations.

Owners will be notified in writing of any violation and if applicable, given a stated prior of time in which to cure the violation. If the violation is not corrected or occurs again, the owner will be fined \$50.00. If the violation is still not cured within 10 calendar days after notice, the owner will be fined \$75.00 and any subsequent offense shall be \$100.00 thereafter. Legal action may also be taken to cure the violation. In both instances, an owner will be given the opportunity for a hearing before the Board of Directors. If an owner wishes to address the Board on this matter they must submit a written request to the Board of Directors within

**RECORDS MEMORANDUM**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify 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 at Montgomery County, Texas.

JUN 28 2004



*Mark Turnbull*

County Clerk  
Montgomery County, Texas

FILED FOR RECORD

2004 JUN 28 PM 12:05

*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS