

Rules and Regulations of  
**Regency Oaks Condominiums**

Please become familiar with these rules. They are for your benefit as a resident of Regency Oaks Condominiums. Adherence to these rules will provide all residents with a pleasant environment, maintenance of our property value and preservation of our buildings.

There are penalties associated with violations of the rules, as set out in the By-laws of Regency Oaks Condominiums. Please abide by these rules to avoid penalties and increased costs to the association for enforcement.

The deposit will be refunded, pro-rated based on the condition of the clubhouse.

The clubhouse is expected to be vacated in a clean condition and with all trash removed.

Clubhouse rental does not include pool use.



## For Maintenance

- The Managing Agent is Creative management,  
**713-772-4420**
- You may leave a request for maintenance on the  
appropriate extension.

*In case of Emergency*

**Call 911**

*For Disturbances*

Call the constable's office

**281-376-3472**



## POOL RULES-Posted at the pool

Residents swim at their own risk, no lifeguard is provided

Pool Hours are 6 AM to 10:30 PM, Spa Hours are 6PM-10 PM

- Residents and guests only may use the pool.
- A **pool key is required** for use, and if lost, will have a replacement cost of \$25
- **Guests are limited to four (4)** and must be accompanied by the resident host.
- **Glass** is not permitted in the pool area.
- **Horseplay** is not permitted in the pool.
- **Pets** are not permitted in the pool area.
- **Children under 14** are not permitted in the pool without supervision.
- **Owners/occupants delinquent in payments** are not permitted pool use.
- **Swimmers** with open sores or bandages are not permitted in the pool/
- **All Trash** must be picked up and placed in the provided trashcan.
- **Personal articles** must be picked up by owner/resident.

### Pets

- Are limited to **3** per household, no commercial pet breeding/sales allowed.
- May not be outside except when **leashed**.
- **Droppings** must be removed from common areas.
- May not be left **unattended** on balconies or patios.
- May not be allowed to **constitute a nuisance** to other owners.



## Trash/ Garbage

- Must be placed in a **sturdy plastic bag and closed**, then placed in a covered container in an approved area.
- **Trash bags may not be** placed outside except on pickup days, Tuesday & Friday.
- Large and heavy items are **not included** in the contract and must be disposed of by the owner/tenant.

## Balconies/Patios/Windows

- Must have proper dressing that does not detract from the complex. **No foil, paper or sheets** are permitted.
- Any draperies/blinds visible from the outside must be **white or off white** in color.
- **Towels, clothes or other items** must not be hung on balconies or patios.
- Furniture and decorative items that do not detract from the complex are permitted.
- Any wood/plastic **structure or burglar bars** must be approved by the board.
- **Broken windows** are the responsibility of the owner/tenant and must be replaced immediately.
- **Window Air Conditioners/fans** are not allowed.

## Interior/Exterior Changes

- Structural changes to the interior must be approved by the board in order to maintain building integrity.
- **All changes and additions to the outside of a unit must be approved by the board.** This includes structural, electronic connections and installation, electrical fixtures, patio covers and fencing as well as screening porches.



## Vehicle rules apply to all residents, owners and guests

### The speed limit is 15 mph inside the complex

- **Unlicensed vehicles, improperly parked vehicles and commercial vehicles** are subject to towing at the owner's expense.
- **Vehicles leaking fluids** are subject to towing and any **damage to the parking area is the owner/resident's responsibility.**
- **RVs and boats** may not be parked inside the complex.
- **Maintenance** except for flat tires and battery changes is not permitted.
- The complex is **not responsible** for auto theft or damage.
- **One parking space per unit** is reserved for the owner/resident.

## Children

### Are the responsibility of the parents or guardians

- Should not be allowed to play in the **parking areas, driveways, or to climb on patios and balconies.**
- **Must be accompanied by an adult at the pool.**

## Lawns and Landscaping

- Owners/tenants are **responsible for any damage to bushes or lawns.**

## Guests/Visitors

Owners/Residents are responsible for their guests, including parking, pets and pool rules.



## Insurance

Owners/residents are responsible for providing insurance to protect their personal belongings from damage or liability and damage as the result of another owner's negligence.

## Grilling and Flammable Storage

- **Grilling is not permitted on balconies or patios** and must be done outside.
- Flammable storage is not permitted on the premises.
- Kerosene heaters are not permitted.

## Signs

- For Sale/For Lease signs may be placed on the inside of windows only.
- Any other sign must have the approval of the board.

## Flags

- Must not exceed 3ft. x 5 ft.
- Must be hung from a properly installed pole, never from a nail.
- Display of a United States flag should follow the rules to show proper respect.

## Owner/Resident Responsibilities

Include, but are not limited to:

- **Prompt repair** to leaking faucets and toilets.
- Prompt attention to **clogged drains**.
- **Maintaining** their unit in good condition so as to not detract from the complex.
- **Exterior door maintenance, cleaning and painting.** The Board will provide paint to repaint exterior doors.
- **Providing a contact number** to the association in case of an emergency.
- Be aware that the **managing agent has the right of access** during reasonable hours for repair, maintenance or replacement of common elements to correct or prevent damage to the unit and other units in the building.



## Leasing of Units

All Regency Oaks units are single family dwellings

- All leases must be written and a copy provided to the managing agent prior to the resident's move-in date.
- The lease must stipulate a maximum of two (2) occupants per bedroom.
- Owners are ultimately responsible for the actions of their tenants.

## Clubhouse Rental

- Allowed by owners and residents if approved by the managing agent.
- There is a \$25 rental fee with a \$100 refundable deposit.
- The deposit will be refunded, pro-rated based on the condition of the clubhouse.
- The clubhouse is expected to be vacated in a clean condition and with all trash removed.
- Clubhouse rental does not include pool use.