

MARLBOROUGH SQUARE TOWNHOME OWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

1. No items shall be stored in the Common Elements without prior written consent of the Board of Directors. Reasonable Holiday decorations may be displayed, provided they are removed within ten (10) days of the end of the associated Holiday. No decorative items (including but not limited to statues, artificial plants or flowers, flamingos, driftwood, and lawn jockeys) may be placed or kept within the Association's Common Areas other than a well maintained wreath at the front door to the unit. Pooper scoops may not be left outdoors. Hoses pulled through or over patio fences must be removed when not in use.
2. Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance for the property without the prior written consent of the Board of Directors.
3. No waste shall be committed in or on the Common Elements
4. No sign of any kind shall be displayed to the public view from any unit or within or upon any Common Elements
5. No noxious or offensive activity shall be carried on, in, or upon the Common Elements.
6. Nothing shall be altered or constructed in or removed from the Common Elements without prior written consent of the Board of Directors.
7. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuildings shall be permitted on the property at any time.
8. No rubbish, trash, or garbage or other waste materials shall be kept or permitted upon any unit or the Common Elements, except in sealed plastic trash bags and placed to the left of the garage door (facing out), and only then on scheduled trash collection days (Tuesday and Friday) after 5:00 a.m.
9. Unit owners must use assigned parking (their garage). *Please see the Association's Parking Policies for further details.* No inoperable vehicles, commercial-type vehicles (dump trucks, cement mixer trucks, oil or gas trucks, delivery), recreational vehicles (camper, motor home, trailer, mobile home) or any other vehicles deemed to be a nuisance by the Board shall be parked, stored, or kept within or adjoining the property. No unit owner will conduct major repairs or restoration of any vehicles upon any portion of the Common Elements.
10. No fences, hedges or walls can be erected or maintained without Board approval.
 - 10a. Potted plants installed outside each unit by Residents are limited to five or less plants in terra cotta clay containers with a maximum 20" in size (no plastic containers). Maintenance of potted plants is the responsibility of the Resident. Any Resident that fails to properly maintain their plants will be contacted in writing, and provided fifteen (15) days to correct the deficiency. If the deficiency is not corrected, the potted plants will be removed from the common areas and placed in storage for thirty (30) days. If not reclaimed during the thirty (30) day storage period they will be disposed of including the terra cotta container.
 - 10b. Residents may, at their own expense, install plants or flowers in their entryways including the beds along the side patio fences, and the center bed for units that share an entry sidewalk with an adjacent unit or in the beds immediately in front of their patio fence. The Association has provided a list of pre-approved plants that may be installed. Flowers may be installed if properly maintained. Each resident will be responsible to maintain any flower that they install. Any other plant selection will require the prior consent

of the Association. The plants will be maintained by the Association.

10c. Vines or climbing plants may be planted on the interior of patio fences, provided however, that the vines or climbing plants must be maintained so that they do not extend above the top of the patio fence line. In no event may vines or climbing roses be planted in the common areas. Removal of the vines during exterior renovations or to facilitate repairs is the sole responsibility of the unit owner, as is any damage to the fence resulting from the presence of the vines or climbing plants.

11. No motorcycles, motor scooters or similar vehicles shall be operated on the property except for transportation directly from a garage or parking space to outside the property or from outside the property to a garage or parking space.

12. No animals, livestock, reptiles or poultry of any kind shall be raised, bred or kept in any unit or the Common Elements. Rules regarding household pets are as follows:

- A. Household pets must be kept in units but may not be bred or maintained for commercial purposes. Household pets may not be left in patios unattended for extended periods.
- B. A reasonable quantity of two (2) pets per household, however, the Association may make exceptions to that number as well as limit the size and weight of any household pet allowed, *and/or* determine any pet a nuisance following a complaint from another unit.
- C. Animals belonging to any unit owner, occupants or licensees, tenants or invitees within the property must be leashed and controlled and kept in an enclosure or patio that the animal cannot escape from. Any animal in violation will be subject to impound under the jurisdiction of the local municipality or to a comparable animal shelter. Furthermore, any unit owner shall be absolutely liable to all other unit owners, families, tenants and invitees for unreasonable noise or damage to person or property caused by any animal brought onto the property by a unit owner, his family, tenants or guests; and it is the absolute duty of each unit owner or resident to clean up after such animals which used any portion of the Common Elements.

13. No unit owner may lease his unit for transient purposes - defined as less than thirty (30) days.

14. Garage doors are to be down unless the resident is actually in the garage, or if the dryer is running. If the dryer is running the door may be raised 18" to facilitate ventilation.

15. City of Houston statutes state that sources of open flames (such as Bar-B-Que grills) may not be used or operated with ten feet of any building or structure. Propane tanks or similar flammable or explosive items may not be stored within the confines of any Unit.

16. Window coverings and treatments are limited to white or off white mini-blinds, shutters, or curtains. Dark solar film will not be used on windows. The use of solar screens is permitted provided the color is restricted to a white frame with a light grey screen material.(See Management company for further specifications). Decorative items may not be hung in windows.

17. Brass door Knockers may be installed on front door. Storm doors (white with full glass) may be installed on patio french doors. They may not be installed on front doors.

18. No owner or occupant of a unit shall keep any dog or other household pet in a unit in excess of thirty (30) pounds.