

TAMPICO COVE CONDOMINIUM ASSOCIATION, INC.

3220-69th Street
Galveston, TX 77551

RULES AND REGULATIONS

The Board of Directors, by authority of the Condominium Declaration and By-Laws, has adopted the following rules governing the Tampico Cove Condominiums. Owners, residents and their guests are obligated, by virtue of their membership in the Association, to observe all the rules listed hereunder. Lessors are directly responsible for insuring that their tenants observe these rules. The Association Manager is empowered to enforce these rules and to take those actions necessary to provide for the safety and comfort of all Tampico Cove Condominium residents.

GENERAL RULES

1. All owners are responsible for their tenants and guests.
2. All residents will avoid making loud or objectionable noises of any kind, especially including loud stereos and other music systems.
3. No unit may be used or occupied in any way that would interfere with the enjoyment or safety of other residents.
4. It is prohibited to hang, dust, or throw garments, rugs, or other materials from the facades or any exterior parts of the condominium, with the exception of flying the American flag at appropriate times.
5. It is prohibited to throw trash outside the dumpster, or otherwise litter on the premises.
6. No advertisements, signs, or posters of any kind will be posted anywhere in the project except as authorized by the Board of Directors.
7. No residents or owners shall erect or install any devices, electrical or otherwise, on the exterior surfaces, through the walls, out of windows, or on roofs, except as authorized in writing by the Board of Directors.
8. No owners or residents shall make any changes in, or addition to, any structures, any furnishings, or any landscaping of the common elements -- except as authorized in writing by the Board of Directors.
9. Residents are responsible for locking the entrance to pool and cabana, at all times.
10. No solicitation is allowed on the grounds except for condominium business.

11. Common areas outside the building shall not be used for storage (i.e., lawn chairs, bicycles, mopeds, etc.).
12. City ordinance states that there will be no barbecuing within ten feet of any building. The City can fine the violator up to two hundred fifty dollars (\$250.00). Therefore, no wood, charcoal, nor gas barbecuing is allowed on Tampico Cove's premises. Electric grills are allowed on patios and balconies.
13. All window coverings must be white or off-white. Foil on windows is not an acceptable window covering, nor sheets.

PARKING REGULATIONS

14. Residents may park only in the space assigned to their unit. Each unit is allowed ONE assigned covered parking space.
15. Uncovered spaces are to be used for transient vehicles only.
16. Storage of boats, trailers, or other personal property in any space is prohibited.
17. The parking areas and other common areas must be kept free of all personal property, rubbish, and flammable materials.
18. Cars parking in violation of these rules will be towed away at the car owner's expense. Inoperable cars will be towed at the car owner's expense after ten (10) days' notice has been given.

RULES CONCERNING PETS

19. No more than one small pet, limited to twenty-five (25) pounds (dogs or cats) may be kept in any unit. New owners/residents with pets will be subject to one small pet. Owners/Residents on site prior to January 1, 1994, fall under the "grandfather clause."
20. No new large -sized dogs will be allowed after January 1, 1994.
21. No pets are permitted in the pool area at any time.
22. Pets must be kept on a leash at all times in or near the common areas of the condominium complex.
23. Pets must not be allowed to relieve themselves anywhere on Tampico Cove property. In case of accidents, pet owners are responsible for cleaning up.

POOL REGULATIONS

24. Owners and tenants can use the swimming pool at Tampico Cove Condominiums.
25. A parent must be at the pool at all times when children under the age of fourteen (14) are swimming or near the pool. No lifeguard will be on duty. Children are to be carefully supervised to avoid excessive noise and unsafe play.
26. NO GLASS CONTAINERS of any kind are allowed in the pool or courtyard area.
27. FOOD AND BEVERAGE must be kept well away from the edge of the pool. PLEASE TAKE YOUR LITTER WITH YOU.
28. GUESTS. We prefer a minimum of guests since there are so many residents for a small pool and sunning area. If you have more than two guests at one time, please check with the Management Agent in advance.
29. NO RUNNING OR GAMES ARE ALLOWED IN THE POOL AREA. FLOATS OR WATER TOYS are not permitted in the pool when more than one individual is using the pool, due to its small size.
30. RADIOS are to be played for the individual only -- must not disturb other persons at the pool or in nearby units.
31. Pool is closed to anyone with SORES, WOUNDS or ILLNESSES.
32. State and County regulations concerning the pool are posted on signs as you enter the area. These must be followed.