

CONDOMINIUM RULES AND REGULATIONS
RAVENWOOD PARQUE CONDOMINIUM ASSOCIATION INC.

Obstructions

1. The sidewalks, entrances, passages, courts, public halls, vestibules, corridors, and stairways of the project shall not be obstructed or used for any other purpose than ingress to and egress from the Apartments in the Project. Fire exits shall not be obstructed in any manner.

State of Maintenance

2. Each Owner shall keep his Apartment and any balcony or terrace to which he has sole access, in good state of preservation and cleanliness.

Window Coverings

3. No shades, venetian blinds, awnings, or window guards, shall be used in or about any Apartment without the prior written approval of the Board of Directors or the managing agent, which approval shall not be unreasonably withheld.

Signs and Exterior Attachments

4. No awning or radio or television aerial shall be attached to or hung from the exterior of the Project, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the Project, without the prior written approval of the Board of Directors or the managing agent, which approval shall not be unreasonably withheld.

Ventilation and air-conditioning Systems

5. No ventilator or air-conditioning device shall be installed in any Apartment without the prior written approval of the Board of Directors or the managing agent as to the type, location, and manner of installation of such device, which approval shall not be unreasonably withheld. Each Owner shall keep any such device from protruding from the window of the Apartment. No Owner shall permit any such device to leak condensation or to make any noise which may unreasonably disturb or interfere with the rights, comforts, or conveniences of any other occupant of the building. If the Owner shall fail to keep any such device in good order and repair and properly painted, the Board of Directors or the managing agent, after giving the Owner's notice and reasonable opportunity to cure the problem, may remove such device, charging the cost of removal to the Owner, and the device shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Directors.

Electric Equipment

6. All radio, television, or other electrical equipment of any kind or nature installed or used in each Apartment shall fully comply with all the rules, regulations, and requirements or recommendations of the local fire authorities and the insurance underwriters. The Owner shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Owner's Apartment.

Noise

7. No Owner shall operate or permit to be operated in such Owner's Apartment any phonograph, radio, or television set, in such a manner as to disturb the other occupants of the Project. No Owner shall practice or permit to be practiced in such Owner's Apartment, either vocal or instrumental music for more than two hours in any day or between the hours of 8:00 p.m. and the following 9:00 a.m. No loud noise will be permitted from 10:00 p.m. to 9:00 a.m.

FEB. 26, 1996
County Clerk
COUNTY CLERK
HARRIS COUNTY TEXAS



Use of Common Elements by Children

8. Children shall not play in the halls, stairways, laundry rooms or storage areas.

Animals

9. No bird, reptile, or animal shall be permitted, kept or harbored in the project, unless the same in each instance shall be expressly permitted in writing by the Board of Directors or the managing agent and such consent, if given, shall be revokable by the Board of Directors or the managing agent in their sole discretion, at any time.

Garbage

10. All garbage must be directly placed in the dumpster. Any bulky or oversized material shall be otherwise disposed of by the owner.

Water Outlets

11. Water closets and other water apparatus in the Project shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags, or any other articles be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in the Apartment shall be repaired and paid for by the Owner of such Apartment.

Use of Condominium Employees

12. No occupant of the Project shall send any employee of the Board of Directors or of the managing agent out of the Project on any private business.

Pest Inspection

13. On giving twenty-four (24) hours notice to the Owner, the agents of the Board of Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent, may enter any room or Apartment in the Project at any reasonable hour of the day for the purpose of inspecting such Apartment for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests.

Cooking on Terraces or Balconies

14. No cooking shall be permitted on any terrace or balcony of the Project nor in any Apartment not especially constructed and equipped therefor.

Passkey

15. The Board of Directors or the managing agent may retain a passkey to each Apartment. The Owner shall not alter any lock or install a new lock on any door leading to his Apartment without the prior written consent of the Board of Directors or the managing agent, which consent shall be reasonably withheld. If such consent is given, the Board of Directors or the managing agent shall be provided with a key.

Parking

16. No vehicle belonging to a Owner or to a member of the family or guest, tenant, or employee of a Owner, shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Project by another vehicle.

Storage Space

17. The Board of Directors or the managing agent may from time to time curtail or relocate any space devoted to storage or service purposes of the Project.

Complaints

18. Complaints regarding the service of the Project shall be made in writing to the Board of Directors or to the managing agent.

Amendments

19. Any consent or approval given under these rules and regulations may be added to, amended, or replaced at any time by resolution of the Board of Directors.

Decoration Terraces or Balconies

20. No terrace or balcony shall be enclosed, decorated, landscaped, or covered by any awning or other device without the consent in writing of the Board of Directors or the managing agent.

Inflammable

21. No Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Apartment any flammable, combustible, or explosive fluid, material, chemical, or substance, except for normal household use.

Entrusting Keys

22. If any key or keys are entrusted by a Owner or by any member of his family or by his agent, servant, employees, licensee, or visitor to an employee of the Board of Directors or of the managing agent, whether for such Owner's Apartment or an automobile, trunk, or other item of personal property, the entrusting of the key shall be at the sole risk of such Owners and neither the Board of Directors nor the managing agent shall be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

Hanging Laundry Lines

23. No hanging laundry lines will be permitted anywhere on the property or hanging of any laundry on any part of the property.

Parties

24. Any Parties must end by 12:00 p.m.

Smoke Detectors and Fire Alarms

25. Every resident must comply with City Fire Marshall Code and maintain smoke detectors and fire alarms.

Parking

26. Each unit shall have its assigned parking. Violators will be towed at their own expense.

RECORDER'S 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 blockouts, additions and changes were present at the time the instrument was filed and recorded.

RAVENWOOD PARQUE CONDOMINIUM ASSOCIATION, INC.**DEED RESTRICTION FINE SCHEDULE**

Pursuant to the Condominium Declaration for RAVENWOOD PARQUE CONDOMINIUM ASSOCIATION, INC., filed on February 26, 1996 under Clerk's File No. R803363 and Film Code No. 169110 et. seq., the Board of Directors of Ravenwood Parque Condominium Association, Inc. (hereafter the "Association"), have adopted the following Fine Schedule which is effective October 1, 2010.

A homeowner who violates the Condominium Declaration, Bylaws, or Rules and Regulations of the Association (hereafter "Declaration") will be subject to the following fine schedule:

1. **First Violation:** An initial Violation Letter will be mailed via regular mail to the homeowner requesting compliance with the Declaration within 30 days from the date of the letter. **Courtesy: NO FINE.**
2. **Second Violation:** If the violation is not corrected within 30 days from the date of the first Violation Letter, or if the violation is repeated, the homeowner will be assessed a **\$25.00 FINE**. A second Violation Letter will be mailed via regular mail and certified mail, return/receipt/requested, to the homeowner requesting compliance with the Declaration within 15 days from the date of the letter.
3. **Third Violation:** If the violation is not corrected within 15 days from the date of the second Violation Letter, or if the violation is repeated, the homeowner will be assessed a **\$50.00 FINE**. A final Violation Letter will be mailed via regular mail and certified mail, return/receipt/requested, to the homeowner requesting compliance with the Declaration.
4. **Fourth Violation:** If the violation has not been corrected or reoccurs after the expiration of the third Violation letter, the homeowner will be assessed a **\$75.00 FINE**.
5. Furthermore, in addition to assessing a **\$75.00 FINE** as provided above, the Board of Directors shall have the right to undertake any action authorized by the Declaration, including, but not limited to, remedying the violation or initiating legal action. Any costs incurred by the Association will be billed directly to the homeowner.
6. All Violation Letters will be issued and sent by the current Management Company on behalf of the Association.

All FINES are due within 30 days from the date of assessment. Failure by a homeowner to pay a fine will subject the homeowner to the same potential penalties as failure to pay an

assessment, including the loss of the right to be a Director of the Association as provided in the Bylaws.

The fine(s) referenced herein shall be collected in the same fashion as any other assessment pursuant to the operative documents governing the Association and Texas statutes.

The Association, acting through its Board of Directors, is hereby authorized, at its sole discretion, to impose a lesser fine or no fine at all for a violation of the Declaration. Any adjustment to the Fine Schedule by the Board of Directors should not be construed as a waiver of the Fine Schedule.

APPROVED THIS 9 day of September 2010.

RAVENWOOD PARQUE CONDOMINIUM
ASSOCIATION, INC., a Texas non-profit
corporation, acting through its President

By: *Gilbert Moody*
Gilbert Moody, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

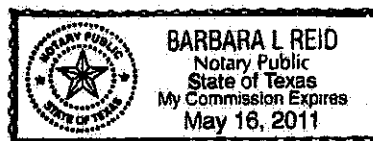
BEFORE ME, the undersigned authority, on this day personally appeared Gilbert Moody, President of Ravenwood Parque Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9 day of September, 2010.

Barbara L Reid
Notary Public – State of Texas

~~RETURN TO:~~

SEARS & BENNETT, LLP
Attorneys at Law
9700 Richmond Avenue, Suite 222
Houston, Texas 77042



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STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
CONDOMINIUM RECORDS OF COUNTY CLERK

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RAVENWOOD PARQUE CONDOMINIUM
ASSOCIATION, INC. DEED RESTRICTION
FINE SCHEDULE

THIS IS PAGE 1 OF 1 PAGES

SCANNER KM-4850W

ANY PROVISION HEREIN WHICH RESTRICT THE
SALE, RENTAL OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER
FEDERAL LAW

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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



JUN 13 2011
Stan Stewart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S 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.