

WALNUT RIDGE CONDOMINIUMS REMINDER
CONSOLIDATED LIST OF RULES AND REGULATIONS
APPLICABLE TO ALL
OWNERS, TENANTS, RESIDENTS AND GUESTS
(JUNE, 2013)

Walnut Ridge is a great place to live but only if everyone obeys the rules so please take a few minutes and review this list of rules so you are not caught off guard by a nasty gram or fine because you didn't know you were doing anything wrong. All residents are encouraged to report violators, take pictures and turn them in to management and do their part to make the community their home by not allowing neighbors to get by with unacceptable behavior. Management can be contacted at (281) 457-5341, email: terrella@jdhamc.com and their office is located at 15201 E. Freeway, Suite 205, Channelview, Texas 77530

IMPORTANT NOTICE: Effective July 1, 2013, a fine policy has been implemented whereby fines for violations of these rules will be added to the account of the owner of the unit where the violation has occurred. This fine policy is as follows:

A warning letter will go out (first letter). Second letter will be sent 15-30 days after the first letter and will include a \$75.00 fine. Third letter (sent anytime after the second) will include a second offense fine of \$150.00. Fourth letter (sent anytime after the third letter) will include a third offense fine of \$225.00. Fifth letter (sent anytime after the fourth letter) will include a fourth offense fine of \$500.00. After these fines have been exhausted, the matter will be turned over to the association's attorney for legal action. If the same violation reoccurs at any time, the fine policy will pick up where it stopped rather than starting over.

VOTED THE MOST VIOLATED RULES ARE THE PET RULES:

ONLY ONE (1) PET ALLOWED PER UNIT. PET CAN NOT EXCEED TWENTY FIVE (25) POUNDS. DOGS MUST BE ON LEASHES AT ALL TIMES WHEN OUTSIDE THE UNIT OR PATIO and MUST ONLY BE "WALKED" IN THE DESIGNATED WALKING AREAS AT THE PERIMETER OF THE BACK OF THE PROPERTY AND OWNERS OF SUCH DOGS MUST PICK UP AFTER THEM AND PROPERLY DISPOSE OF WASTE.

(as of this writing, it is understood that some units have more than one pet and may exceed the weight limit due to numerous issues but moving forward, this rule will be strictly enforced and should anything happen to the pets in violation at this time, no special variances will be given)

Perhaps one of the most important rules to be aware of are the **SWIMMING POOL RULES** In order to use the swimming pools the *owner* must first secure a key to the gate and a tag from Management. The *owner* will be held fully responsible for any damages incurred by his guests or lessees. The amount of the deposit for the key is \$50.00, refundable upon return of the key. No reservations are permitted for pools and all posted rules apply. The following is a list of the rules.

1. The residents should be considerate of other homeowners when inviting guests, as the Homeowners should be given full consideration as to the use of the pool. It is suggested that residents give careful consideration to inviting any guest on Saturdays and Sundays when most of the Owners will be at home. Guests are not permitted, and will be asked to leave, unless the resident who has invited them is with them at the pool.
2. Children under the age of twelve (12) are not allowed in the pool area at any time without an adult in attendance.
3. **Pets are not allowed in the pool area at any time.**

4. The swimming pools will be open for use at 9:00 a.m., Monday through Friday and closed at 10:00 p.m., Saturday and Sunday, they will be open at 10:00 a.m. and closed at 10:00 p.m. All residents and guests using the pools must be considerate of others as to noise of any kind.
5. **No smoking, drinking or food permitted in the pool.** Barbecue pits must be removed from pool area after use.
6. Glass objects will not be allowed around the pool. Please do not leave paper, cans or any litter. Place all trash in trash cans when you leave the pool area.
7. Only battery operated (non-electric) equipment of any kind is allowed in the pool area. Audio equipment must be played softly so as not to disturb the other guests or residents at the pool or surrounding areas.
8. No running, diving or horseplay is permitted. Persons not observing this rule must take full responsibility for injury or damage resulting there from and will forfeit their right to the use of the pools.
9. Proper swimming attire must be worn in the pool. "Cut-offs" are not permitted in pool.
10. No floats allowed.
11. No more than four (4) guests per homeowner/key holder per unit will be allowed in the pool at any given time. **Homeowner/key/holder must accompany all guests at all times at the pool as well as have the key and numbered tag with them. The gates are to be closed and locked at all times for safety reasons.**

LEASING OR RENTING OUT YOUR UNIT

If you are considering leasing out your unit, you must be aware that there are a limited number of units that can be leased at a time and a tenant application must be submitted and approved **PRIOR TO THE TENANT MOVING IN**. Contact management for the application but aware that as of June 12, 2013, **ALL PERSPECTIVE TENANTS MUST HAVE BACKGROUND CHECKS AT THE COST OF THE OWNER OF THE UNIT** (which can be back charged to tenant if owner prefers) and proof of such must be submitted to the Board of Directors in order for tenant to be approved. If owner or tenant refuses to Background Check, tenant is automatically denied. If owner fails to submit tenant application, fines will be applied as detailed above.

SATELLITE DISHES

THE PROPERTY IS ALREADY WIRED FOR COMCAST CABLE but if you want to get a satellite dish, there is a form that has to be filled out and approved before you can put it up. You must also put up a deposit of \$50.00 (refundable when dish is removed) and dish can only be installed on the **CHIMNEY** or on a tripod on the **PATIO** – it is not allowed to be installed on the roof at all. All cables must be hidden from view. Contact management for form.

SIGNS

Signs are not allowed on the property at all. If you want to sell or lease your unit, there is a master bulletin board at the mailbox area that you can have an index card size publication detailing what you have posted. Send it via email to management and they will make sure it gets posted. However, be sure to notify management once you sell or lease so it can be removed. Otherwise, postings will be removed thirty days from the date the post is put up.

PARKING/VEHICLES

Depending on the square footage of your unit, you have been assigned one or two parking spaces under cover and POSSIBLY outside. **DO NOT PARK IN ANYONE ELSE'S SPACE OR THEY CAN HAVE YOU TOWED. DO NOT PARK IN GUEST OR HANDICAP SPACES IF YOU ARE A RESIDENT OR THE ASSOCIATION CAN HAVE YOU TOWED – THESE ARE FOR**

GUEST USE ONLY. ILLEGAL VEHICLES CAN NOT BE PARKED ON THE PROPERTY – all vehicles must be in operating condition, have current inspection and registration and not have flats or be wrecked. If you need to know your assigned space, contact management.

TRASH DISPOSAL

Dumpsters are located throughout the property for routine household garbage. They are not for disposing of furniture, appliances or large items. If you need to dispose of these items, you must make arrangements to have them hauled to the dump or picked up for charity. If witnessed or your unit is identified as leaving such items at the dumpsters a hauling fee will be added to your account.

FLOWER BEDS

Common area flower beds are maintained by the associations landscape contractor. If you want to put in flowers or make changes to the flower bed near your unit, you must accept responsibility for maintaining that flower bed and a flag will be put in the bed to notify the landscaper. A form has to be filled out stating you accept this responsibility. This form can be obtained through management. No plants or flowers can be removed or added without Board approval and this form being returned. No plants are allowed to grow on the walkways, railings or attached to the buildings.

MISCELLANEOUS

- Units are for single family use only – no more than one family may reside in each unit.
- No alterations that affect the exterior of the buildings can be made without Board approval and the submission of a Home Improvement Application (this includes screens or drapes from the patio to shield the sun).
- All window coverings must show white from the outside of the building.
- No immoral, unlawful or offensive activity inside or out of any unit is allowed.
- Personal property can not be stored outside the unit in public view (this includes drying of clothes, children's play things, barbecue pits, coolers, etc).
- Any damages caused to the common areas will be charged back to the owner of the unit responsible for such damages.
- Locks to the mailboxes, doors and gates are the owners responsibility, the association does not keep keys to anything belonging to an individual owner.
- The clubhouse is available to rent on a first come, first serve basis for a fee to owners in good standing under certain restrictions. Forms may be obtained through management.
- Laundry room Keys are \$25.00 and can be obtained through JDH Association Management.

We thank you in advance for your compliance to these rules and regulations! If you did not receive a full copy of the Declaration or Bylaws where the full description of most of these rules are covered, as well as rules that have been adopted over the years, you can get a copy from management for copying and postage costs.

Sincerely,

THE WALNUT RIDGE BOARD OF DIRECTORS