

Rules and Regulations

INGRESS / EGRESS Any common sidewalks, driveways, entrances, halls and passageways shall not be obstructed or used by any unit owner for any purpose other than ingress to and egress from the units.

COMMON AREAS No article shall be placed on or in any of the common elements except for those articles approved by the Board of Directors. Articles of personal property which are placed in the common area with Board approval, i.e., benches, lawn furniture, etc. may be used by other residents.

PARKING / VEHICLES No vehicle belonging to, or under the control of, a unit owner or a member of the family or a guest, tenant, lessee, or employee of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance to, or exit from, a building. Vehicles shall be parked within designated parking areas only. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. "No Parking" areas designated by "No Parking" signs or markings on curbs shall be strictly enforced. Parking spaces are not to be used as storage spaces (whether temporary or permanent) for boats, recreational vehicles, non-drivable or inoperable vehicles, trailers or any other materials whatsoever. No vehicles over two (2) axels permitted. No vehicle shall have visible construction or commercial materials without prior written approval of the Board of Directors. Motorcycles must be parked in the parking lot, not on sidewalks or blocking entrances or exits from buildings. For a period not to exceed forty-eight (48) consecutive hours family, guests and invitees of Owners or Residents may park their vehicles in the guest parking areas. Residents are to park within their designated carport area. Residents must register vehicles that will be parking on the property and apply for permit decals for each vehicle within twenty (20) business days of initially parking on the property. Residents may register only three (3) vehicles. The third (3rd) registered vehicle may utilize the closest visitor parking area to the unit occupied, so long as it is not a commercial vehicle. Commercial vehicles, work Vans and large trucks shall park on the far right side of the property at the fence line at the end of building 2 (unit #10) or building 3 (unit #16). Permits must be affixed to the registered vehicle in the back rear driver side window. If the rear window tint is too dark to allow visibility of the decal, please attach it on the front windshield, driver's side above your inspection / license decals. All parking rules, regulations and registration of vehicles shall be strictly enforced and violations are subject to a fine. After either the third (3) fine, or nonpayment of a fine, the vehicle in violation will be subject to towing at the owners expense without further notice.

IMPROVEMENTS/ ALTERATIONS No owner shall make, construct, place or maintain any type of improvement, addition or alteration, whether permanent or temporary, on any portion of the general or limited common elements, unless such improvement, addition or alteration has first been approved in writing by the Board of Directors of the Association. In the event that any unauthorized improvement, addition or alteration is made to any general or limited common elements, the Board of Directors shall have the power and authority to remove such improvement and the cost thereof shall be added to the owner's monthly assessment.

Rules and Regulations

ANTENNAS/ WINDOW UNITS/ WIRING/ SATELLITE DISH No owner, resident, tenant or lessee shall install an exterior television or radio antenna of any sort, exterior wiring, satellite dish, machines, or window air conditioning units except as may be expressly approved by the Board of Directors of the Association.

LOUD, DISTURBING, OR OBJECTIONABLE NOISE Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments or devices, in such a manner as may disturb, or tend to disturb, occupants of other units, and the same shall not be played or permitted to be played between the hours of 10:00 p.m. and the following 8:00 a.m. if the same shall disturb, or tend to disturb, other occupants.

GARBAGE / TRASH RENIOV AL Disposition of garbage and trash shall be only by the use of garbage disposal units, use of common trash facilities or, door to door pick up as provided by the Association. Do not leave trash bags outside your home at any time, unless on the evening before, or day of, a designated trash pick-up day in plastic bags or approved trash containers. You may be subject to a fine for violation.

PETS/ ANIMALS/ LIVESTOCK No animals, livestock or poultry of any kind shall be raised, bred, kept, maintained or harbored within the community, except household pets, not to exceed a total of three (3) pets. Provided further that if such dog, cat or other household pet, becomes a nuisance to other owners, the owner of such dog, cat or other household pet, shall dispose of same upon written notice issued by the Managing Agent, or if there is no Managing Agent, then the Board of Directors. Owners will be provided two (2) notices prior to request of removal of a pet from the property. Owners will be required to clean up after their pet in all of the common areas. Animals are not allowed to run loose within the confines of the project.

Dogs shall be on a leash at all times. Any messes or droppings left by an animal on any part of the common area, including dog walk areas, should immediately be cleaned up and disposed of properly. Dogs, cats or other household pets shall not weigh more than 35 pounds. Cats and dogs should be licensed and shall have a current owner identification tag with a telephone number for pet owner contact. The license on the animal should reflect some way to contact the owner of the pet. Pets are not allowed in the pool area at any time. Pet food must never be left out all day or all night, EVER. It is Ok to feed outside: if you take up food immediately after pet eats. Pet food is a feeding area to attract bugs, rodents and other stray animals. Pet violations are subject to a \$20.00 fine.

RESIDENTIAL USE / OCCUPANTS Building Plots and Buildings shall be used for residential use only. No more than four (4) occupants shall be allowed to reside in a two (2) bedroom unit and, not more than six (6) occupants shall be allowed to reside in a three (3) bedroom unit. Occupants include children of all ages. If a unit is not owner occupied, the owner must provide a copy of a lease agreement to the Association.

ASSOCIATION ASSUMES NO LIABILITY The Association assumes no liability for, nor shall it be liable for, any loss or damage to vehicles, or articles in the carport areas.

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DAMAGE TO COMMON ELEMENTS Any damage to the common elements, limited common elements or common personal property caused by a unit owner, members of a unit owner's family, their guests, residents, tenants, lessees, agents or employees, shall be repaired at the expense of that unit owner.

STAFF COMPENSATION The management personnel and staff are adequately compensated and no gratuities are to be given to them. This is not to preclude appropriate remembrances at Christmas or other particular occasions.

AUTOMOTIVE REPAIRS Automotive/vehicle repairs, or maintenance, are not permitted at the property.

BARBECUE GRILLS / OUTSIDE FIREPLACES Barbecue grills / outside fireplaces should be used at least 10 feet from any structure (City Fire/Health Ordinance).

CONTRACTORS / DISPOSAL OF ITEMS These rules apply to all contractors, including, but not limited to, plumbers, electricians, repair people, carpet cleaning personnel, appliance delivery personnel; Debris (building materials, tools, lumber, trash, cans, plastic, cups, etc.) should not be left on the grass or thrown into the shrubs. All nails should be removed from driveways and sidewalks. If garden hoses are used, they should not be left on shrubs or in grassy areas. Water faucets should not be left running. Liquids of any kind (paint, white wash, carpet cleaning liquid, etc..) should be properly disposed of. Extreme care should be taken not to trample shrubs/plants. Old appliances (dishwasher, stove, refrigerator, hot water heater, washing machine or dryer) are to be disposed of properly and not stored in common areas or limited common areas such as a patio or carport area.

SIGNS No signs may be placed in windows of units, upon the exterior building walls or upon the common elements by any unit owner without prior approval of the Board of Directors. No sign of any kind shall be displayed to public view on any Building Plot or Building except one sign of not more than five (5) square feet in area advertising the merits of the property for sale or rent.

PLANTS/ GARDENING/ FENCES Except in enclosed areas on a Building Plot, no planting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the Properties except such as are installed in accordance with the initial construction of the buildings located thereon or, as approved by the Association's Board of Directors or, their designated architectural committee.

WINDOW/ DOOR COVERINGS The exterior door and window coverings are to be a solid color with no patterns.

HOLIDAY DECORATIONS Holiday decorations must be taken down within five (5) days of the holiday with the exception of Christmas, which needs to be down by the end of January.

Rules and Regulations

SUPERVISION OF CHILDREN Children under the age of twelve (12) are to be under adult supervision at all times. Children playing in the common areas are not to block or prevent the use of sidewalks with their toys or playthings. Toys or playthings shall not be left in the common area or, limited common area, when not in use.

OFFENSIVE OR NOXIOUS ACTIVITY No activity shall be carried on upon any Building Plot or the Common Area which might reasonably be considered as giving annoyance to neighbors of ordinary sensibilities and which might be calculated to reduce the desirability of the Properties as a residential neighborhood, even though such activity be in the nature of a hobby and not carried on for profit. No noxious or offensive activity shall be carried on upon any Building Plot, or the Common Area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other Owners. No activity shall be carried on upon any Building Plot, or the Common Area, which is a business for profit or not for profit including, but not limited to, a children's or adult's day care facility. The Board of Directors shall have the sole and exclusive discretion to determine what constitutes an annoyance.

These rules and regulations shall be enforced by the Association Officers or Board of Directors or, their designated representative. Sanctions for violations are assessed against the property, and/or owner of the townhouse which may be:

- a. A fine in an amount to be determined by the Board; and/or
- b. Suspension of voting rights, and/or
- c. Revocation of the right to use all common recreational facilities; and/or
- d. Enforcement applicable by the Laws of the State of Texas.

Any alleged violation or enforcement procedure may be discussed by appointment before the Board of Directors.

LEGAL DESCRIPTION

HIDDEN OAKS TOWNHOMES

Being a tract or parcel of land containing 3.4194 acres situated in the John Flowers' Survey, A-269, Harris County, Texas, more particularly being located in Lot 8 of Sauers Subdivision, a subdivision of record in Volume 9, Page 67, Map Records, Harris County, Texas, and being a portion of Hidden Oaks Apartments, a subdivision recorded in Volume 181, Page 102, Map Records, Harris County, Texas, and being more particularly described by-metres and bounds as follows:

COMMENCING at a railroad spike found in the base of a tree, marking the intersection of the west line of said Lot 8, with the north right-of-way line of Milwee Street (50 feet wide), as recorded by said Sauer's subdivision;

THENCE along said north right-of-way line, N 89°59'07" E, at 2.20 feet pass a 5/8-inch iron rod and continuing in all, a total distance of 47.70 feet to a 1/2-inch iron rod set for the POINT OF BEGINNING;

THENCE leaving said right-of-way line, N 00°23'55" W, 209.01 feet to a 1/2-inch iron rod set for corner;

THENCE N 89°59'07" E, 127.06 feet to a point for corner;

THENCE N 00°05'16" E, 277.21 feet to a point for corner;

THENCE N 89°54'44" W, 20.00 feet to a point for corner;

THENCE N 00°05'16" E, 33.08 feet to a point for corner, on the north line of Lot 8, Sauer's subdivision;

THENCE along said north line, S 89°22'22" E, at 3.75 feet pass Yan angle iron found 0.02 feet north, at 88.04 feet pass a 5/8-inch iron rod found 0.60 feet south, and continuing in all, a total distance of 255.77 feet to a 1/2-inch iron rod found for the northeast corner of the herein described tract;

THENCE S 00°24'23" E, 511.46 feet to a 1/2-inch iron rod set for corner, said point being on the north right-of-way line of a 5.00 foot widening for Milwee Street, as recorded in Volume 181, Page 102, Map Records, Harris County, Texas;

THENCE with said right-of-way line, S 89°59'07" W, 260.00 feet to an iron rod found for corner;

THENCE with said right-of-way line, S 00°23'55" E, 5.00 feet to a 5/8-inch iron rod found for corner;

THENCE **with** said right-of-way line, S 89°59'07" W, 105.50 feet to the POINT OF BEGINNING and containing 3.4194 acres of land.

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

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FILED FOR RECORD
8:00AM

JUL - 2 2009


County Clerk, Harris County, Texas



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COUNTY CLERK
HARRIS COUNTY, TEXAS

EXHIBIT "B"