

Article 4

4.1

4.2

Antennas:

a)

- Authorized antenna means that is designed to receive broadcast satellite service including multichannel, multipoint distribution services; it must be no more than one meter or less in diameter or diagonal measurements.

b) - Units owners are prohibited to install any antenna on the exterior of the unit for any purpose

Except for an authorized antenna.

- An authorized antenna may be installed but it is under review and approved by the Board.
- The Board may move or remove the antenna if it doesn't agree with the installation.

c) - The Boards or directors may adopt additional restrictions regarding installation or use of an

antenna on or within the unit owners.

- Antennas and wires must be painted with the same exterior color of the unit or building.
- The Board may prohibited the installation of the antenna from safety point of view of any person who is residing or working in the condominium.
- The Board also has the power to prohibited the installation if it is the owner doesn't have an Authorization.

4.3

Utility service:

All the utilities not separately shall be paid as common expenses.

4.4

- No person is allowed to make modifications at the unit without approve authorization from the Board.

- They need to fill the form, have an architecture or engineer with Texas license, who will provide sealed plans and specifications, also shall certify to the Boar that modification will not impair the

Structural integrity of the building or mechanical system service.

- The owner unit will be notified if the form is incompleted.

- The owner units may make modifications inside of their home but they shall need a permit under Texas law, so they will be responsible for any damage to the other units.
- Exterior unit modifications shall be approved from the Board if it doesn't affect the structure or harmony of the surrounding improvements.
- No owner, tenants or other person can overload the electric wiring operated machines or appliances, to cause disturbing to others. Not overload the second floor
- To change the flooring will need approval from the Board.
- Any owner acquiring adjoining can remove walls between the units, shall not cause damage to the others units.
- Not remove or change fire alarms, electric wiring, from inside or outside the unit without any approval from the Board.
- Not use non waterproof paint, non breathable wall coverings to allow air to circulate the air inside the units.
- The Board has the right to charge fees for reviewing and approval of any modifications. Also can stop work if there is any problem with the rules .

4.5

Trash containers and collection.

Animals

- 2 dogs per unit,
- only domestic pets.
- Leash for dogs no more than 6 feet.

Temporary occupancy

- Buildings, trailers or structures used during the renovation or construction will be allowed from the Board and must be removed when works are finished.

Community privacy measures/Units security alarms

- The association and employees are responsible for acts or omission from owners, tenants, guests or any third part. They must respect privacy.
- If the owners elect to install their own alarms devices from external services including fire or police department, they shall provide the name and phone number to any Board member , or management agent or any associate member.

Mineral exploration

Not allow, water, oil, hydrocarbons or minerals of any kind.

Environmental restrictions

No hazardous materials and no noise from radios or tv, follow the rules.

Diseases and insects

Each unit owner or resident must do pest control.

Parking

- The Board may assign parking space.
- Handicapped resident, walking distance between unit and parking.
- Family vehicle, means domestic cars no more than 1 ton, camper no more than 8 feet.
- Commercial vehicles, loading, unloading no more than 8 hours in any 24 hours period.

Vehicle repair and towing.

Emergency repairs but not other works, after 3 days the vehicle will be towed in order from the Board.

Owner will pay the fees.

Signs

logos, signs , shall be displayed outside the unit with prior approval from the Board, there also be a professional lettered displayed in the window. Size 18x12 inches

Lawful use

Inmoral, improper, offensive, or unlawful. Shall be a violation of this declaration

Nuisance or offensive activity

Note exterior speakers, horns, whistles, bells or other sounds except fire alarms or other security devices, any kind of devices shall be approved from the Board.

Window coverings

No reflective materials. The Board only approved identical materials, colors and sizes.

Leasing of units

No more than 20% of the units may be leasing.

At least 90 days contract, write a contract. 10 days before starting the contract the owner has to notify the Board sending a copy with all the agreements included and also their personal information.

Sharing time.

Sharing Time is any agreement or plan, it gives the chance to use the unit and pay the bills is between many people, they can use the privileges of the units.

Stairway/landing restrictions

Don't hung clothes, blankets, carpets, no bbq, no furniture storage in second or third storage landing

Variances

There might be variances if those do not affect the building with the approval of the Board.

Article 5

Duties of the association

- The association shall maintenance and repairs all the common areas, outside and inside units, all the expenses shall be pay as common expenses
- Sewer and water, the association will take care from the connection point to the unit, the rest of the connections are responsibility of the city
- Emergency number 602 264 2510.
- Owners or tenants can not do any work except landscaping