

RULES AND REGULATIONS

CONTEMPORARY MAIN PATIO HOME OWNERS ASSOCIATION RULES AND REGULATIONS

All owners shall promptly and completely comply with each of the rules and regulations of CONTEMPORARY MAIN PATIO HOME OWNERS ASSOCIATION as follows:

Hazards

Nothing shall be done in any home, nor shall any home be occupied or used for any purpose, nor any thing be kept in any unit which may cause other homes or the Common Elements to be uninsurable against loss by fire or the perils included in an extended coverage endorsement under the rules of the State of Texas Insurance Commission or which might cause any policy or policies covering the project to be cancelled or suspended or the insurance rate increased.

Modifications

No owner or other occupant of any home shall make any exterior alteration, modification or improvement visible from the exterior, add any awnings, patio covers or other devices on or to the common elements or remove or add to any planting, structure, furnishings or other equipment or object except with written consent of the Association.

Nuisance

No home shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment of occupants of neighboring homes, nor shall any nuisance, or illegal activity be committed or permitted to occur in or about any home or upon any part of the Common Elements.

Signs

No advertisements, signs, or posters of any kind shall be posted on gates or fences, in or on common elements, except as authorized by the Association.

Common Area Usage

The common area is for the purpose of affording vehicular and pedestrian ingress and egress, for recreational use and for the beautification of the project. No part of the common area shall be obstructed so as to interfere with its use for the purposes cited, nor shall any part of the common area be used for storage of any item or for rubbish or debris, except maintenance storage room(s) used by the Association or the Management Company.

Grilling – Outdoor Cooking

No part of the Common Area drives or setbacks or lawn areas may be used for outdoor cooking of any kind. All outdoor cooking must be done in the back yards of the homes, and be properly supervised, so as not to cause a general hazard. Ash from outdoor cooking must be properly disposed of, and not left on any Common Areas.

Plantings

Owners and residents shall maintain their grounds in a reasonably neat and attractive manner. Plantings visible from Common Areas shall be properly trimmed, watered, and fertilized so as not to detract from the general Community appearance. Rear and side lawn areas shall be maintained so as not to create an eyesore, hazard, or invasive overgrowth that negatively impacts the Community and/or other owners and residents.

Parking

Residents must park their automobiles, vans, pickup trucks and motorcycles in their garages or may temporarily park ONE (1) vehicle directly in front of, and parallel to, their garage; the exceptions being 3712, 3714, 3720 & 3722, where the vehicle may be parked perpendicular to the garage, due to lot configuration. No one shall park anything on the common area in such a manner so as to impede the passage of traffic, parking of other vehicles, or to impair access to any common area. Resident vehicles not able to be parked within their garage, must be parked off-premises, on the street. No one shall park so as to infringe on another owner's property, or in such a manner so as to impede access to the owner's property.

No boats, trailers, campers, commercial vans or trucks, recreational vehicles, or mobile homes may be parked or stored or left on any part of the property including, but not limited to, guest parking and common areas.

No truck may be parked on the project while loaded with any cargo, materials, or equipment which is visible from the outside of such vehicle, other than for the purpose of picking up or delivering to a unit and then only when loading and unloading. No inoperable vehicle may be stored in any space on the property.

All residents, guests, and invitees must observe all parking regulations throughout the Property or be subject to towing of the vehicle at the owner's expense. No motorcycle, motor bike, motor scooter, or other similar vehicle shall be operated within the Property except for the sole purpose of ingress or egress from the Property through driveways and parking areas only.

Garbage

All garbage is to be disposed of using the designated containers only. No garbage is to be left for any period of time outside the homes, except in the designated containers. Containers must be returned to the owner's home within 48 hours after trash pickup. Containers are to be stored so as not to be visible from the street or sidewalks.

Pets

Pets are the responsibility of the Owner of the home, regardless of home occupancy. When outside the home, pets must be leashed at all times in accordance with City of Houston laws, and pet owners must immediately and sanitarly dispose of pet waste. Pets shall not be permitted to disturb other home occupants with noise, smell, or other nuisances. Pets and/or stray animals may not be fed, nor pet food be left unattended, outside of the homes in any common area or any area connecting to the common area.

Vandalism

Acts of Vandalism are subject to the following fines. The owner of any home where an occupant has committed Vandalism will be assessed fines and the cost of repairs as outlined below in addition to any penalties that may be assessed by the Courts. The Association will press criminal charges against anyone suspected of vandalism.

Gates/Fences: One hundred Dollars (\$100.00) PLUS the cost for repairs

Plantings/Landscaping: One hundred Dollars (\$100.00) PLUS the cost for replacement

Other Common Area Elements: Fine to be determined by the Board at the time of the occurrence, but not less than One hundred Dollars (\$100.00) PLUS any costs for repairs

A reward equal to half of the assessed fine will be paid to anyone who supplies information resulting in the arrest and conviction of the vandal. Should more than one person supply information the reward will be split equally among them.

Fines

Fines will be imposed against home owner(s) for any infraction of the Declaration, By-Laws, or the Rules and Regulations listed above by owners or occupants of their units. This policy will become effective September 1, 2015.

The fining structure will be as follows:

First Offense: Fifteen (15) Day Violation Notice

Second Offense: "209 Notice" of impending fine for non-compliance, and \$8.50 certified mailing fee

Third Offense: Notice of Twenty-five Dollar (\$25) Fine

Fourth Offense: Notice of Fifty Dollar (\$50.00) Fine

Additional Offense: One-hundred Dollar (\$100.00) Fine PLUS Attorney / mailing fees.

If the offense reoccurs after the third notice, the Association will refer the matter to legal counsel. All fees incurred by the Association in enforcing the governing documents and Rules will be charged to the Owner of the home from which the violation occurred.

Fine Policy

The Fine Policy Conditions are as follows:

No one will be fined without the Association first sending a ten (10) day warning notice to the owner and the occupant. (Does not apply to Vandalism.)

Anyone who is fined will be given a reasonable opportunity to respond to the charge.

To dispute a fine, the Owner must send a letter to the Association Manager postmarked no later than fifteen days from the date of the letter imposing the fine.

Notification will be sent to the writer of the letter informing him or her of the date of the next Board meeting.

The individual will be placed on the agenda and the dispute will be discussed.

The Board will render a decision and issue notification to the home owner. If an appeal is necessary, the parties in dispute must enter into binding arbitration. The decision at arbitration is final.

Each offense will be tracked for twelve months. After twelve months, the infraction will be removed from the list of active violations. Should any offense reoccur within twelve months after the first occurrence of a similar violation, no opportunity to cure will be given and the appropriate fine will be immediately imposed.

Dispute Resolution

The Association cannot and will not intervene in personal disputes.

If you have a dispute with a neighbor, please first attempt to resolve the problem on a friendly basis. If you cannot resolve the problem, contact the Dispute Resolution Center at drchouston.org, (713) 755-8274. This is a center that, at no charge to you, will assist in working with the two parties to work out a resolution to the problem.