

# WATERWOOD TOWNHOMES

## Condominium Owners Association

### **-Rules and Regulations-**

Waterwood Townhomes Condominiums is governed and managed by a duly elected Board of Directors which has the authority to set and enforce the rules and regulations governing the common area of the complex. This includes streets, parking lots, grounds, pools, gates, fences, building exteriors and all other things outside the confines of the condo units. These rules and regulations are made to improve and maintain a safe, clean and orderly neighborhood for all residents.

## **1. OUTSIDE AREAS**

**1.1 CHANGES TO OUTSIDE AREA:** No owner or resident is allowed to make any additions or changes to the outside of any unit, exterior of the buildings, gardens, backyards or any other common area without receiving written permission from the Board of Directors. Contact the Association for the proper procedure to be followed to request additions or changes.

- a) No awnings, shades, screens or other item shall be attached to, hung or used on the exterior of any window or door of a unit or on the exterior of any building without the prior written consent of the Board of Directors. All shades, blinds drapery linings and other window treatments visible from the exterior of a unit or any window or door shall be white or off-white. Outside clothes lines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed or maintained on any portion of the Condominium. Nor shall any clothing, rugs, or any other items be hung on any railing or fence enclosing any porch, patio or deck.
- b) No unit owner shall install any electrical or telephone wire, television antenna, or satellite dishes, air conditioning unit, or other machine anywhere on the Condominium outside of a Unit without the approval of the Board of Directors.
- c) No items may be attached temporarily or permanently in any way to the exterior of the building, including porches, doors & windows, without written approval from the Board of Directors.

**1.2 PERSONAL ARTICLES:** Except with specific written approval of the Board, the Common elements including the Limited Common Elements, shall not be used for temporary or permanent storage of supplies, personal property, trash or refuse of any kind, other than in common trash receptacles placed at the discretion of the Board.

All personal articles must be kept from view of the streets and parking lot at all times when not in use, and must not be left to block any streets, driveways, sidewalks or passageways. Items left in these areas will be disposed of by the Association or by the Association's management company. Sports equipment or game equipment of any kind cannot be placed on any common area at any time. Backyards and front porch areas are to be kept clean and orderly at all times. Patio furniture and live plants in pots are acceptable. No sofas, kegs, ice chests or other unapproved items are acceptable. Doormats at your front door are acceptable, but not rugs. Keep your front porch area clear of, but not limited to, shoes, boots, tools, clothing, gas cans, coolers, cigarette butts/containers, trash and all other personal items. Only appropriate patio type furnishing are allowed.

**1.3 LITTERING:** No littering of cans, bottles, cigarette butts, paper or other debris in the parking lot, recreational & pond areas, door stoop areas, or any of the common areas is allowed.

**1.4 NOISE:** All residents are required to refrain from creating noise or from exhibiting loud or obnoxious behavior at all times when in the complex. This rule will be strictly enforced. This includes excessive music and pets barking.

**1.5 USE & PARKING OF TRANSPORTATION:** Bicycles, motorcycles or any other means of transportation can only be operated on the streets or parking lots. Individuals cannot ride or park these items on the sidewalks, grass or garden areas.

**1.6 PETS:** All pets must be kept on a leash when they are outside of an individual unit. One domesticated pet (dog or cat), weighing less than forty (40) pounds, which is kept inside a unit, is allowed per unit. Additional pets must have written approval, by the Associations' Board of Directors. Pets cannot be tied in back yards, common area or to any part of the buildings, and must never be left unattended. No pets are to be left in cages or carryalls outside at any time. Unattended pets found outside may be removed by the Association, or by the Association's management company, to the College Station Animal Control impound facility at the owners expense. All pet owners are responsible for any and all damages caused by their pets. **All pet owners are responsible for picking up after their pets. No pets are allowed in the pool and pool area.**

**PETS THAT ARE NOT ALLOWED (Regardless of size) ARE:**

- Pit Bulls
- Rotweilers
- German Shepherds
- Doberman Pinchers
- Chows
- Boxers
- Ferrets

**1.7 SIGNS:** No advertising signs, except one "for Rent" or "For Sale" sign per Unit of not more than 1'x2'(if placed in a window), or 2' x 3.5'(if placed along Krenak Tap Rd or Central Park Drive). No billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on the property subject to the Declaration.

**1.8 SPEED LIMIT:** The speed limit within the complex is 5 1/2 mph. The speed limit must be observed for obvious safety reasons.

## **2 PARKING**

**2.1 ALLOWED PARKING:** **Parking** is allowed in designated parking areas only. No parking in front of dumpsters, on the street, grass areas or any common area except where designated. The only exception is loading and unloading. Temporary or overnight guests must park in visitor parking. ANY VEHICLE ILLEGALLY PARKED AT ANY TIME IS SUBJECT TO BEING TICKETED BY POLICE AND/OR TOWED WITHOUT NOTICE AT THE VEHICLE OWNER'S EXPENSE. PARKING RULES WILL BE STRICTLY ENFORCED. Towing signs are posted at the entrance.

**2.2 PARKING LOTS:** **Within** complex, residents are provided one (1) assigned parking space per unit bedroom. Visitor parking spaces are clearly marked, and those spaces are to be used by visitors only, on a first-come, first-served basis. No resident may use more than their allocated spaces for

**2.3** parking their vehicles, and no resident may park one vehicle in two (2) spaces at any time. VIOLATORS ARE SUBJECT TO BEING TOWED AT THE VEHICLE OWNER'S EXPENSE.

**2.3 MOTORCYCLES & OFF-ROAD VEHICLES:** Motorcycles are not to be operated on the property, except for the purpose of transportation directly from a parking space to a point outside the exit gate or from a point outside the property directly to a parking space. No off-road vehicles are allowed to operate or be parked on the property. NO PARKING ON SIDEWALKS.

**2.4 PERSONAL USE VEHICLES ONLY:** The parking lots are for personal vehicles only. Commercial vehicles, large trucks, boats, trailers, off road vehicles, and the like are prohibited in the complex, and will be towed at the owner's expense.

**2.5 NONOPERATIONAL VEHICLES:** Any vehicles, which are not operational or street worthy will be towed at owner's expense. Street worthy shall be deemed to include current state license plate and inspection sticker, as well as all tires properly inflated. Any vehicle left unattended in visitor parking in excess of 24 hours will be towed without notice at vehicle owner's expense.

### **3 POOL**

- Hours 7am – 10pm Sunday – Thursday  
7am – 10 pm Friday – Saturday

**WARNING:** No Lifeguard on Duty. Swim at your own risk.

- NO DIVING: Pool depth is not suitable for diving.
- Swimwear only. Do not wear street clothes in the pool.
- An adult must accompany anyone under the age of 12.
- For use by residents only and there authorized guests.
- No pets allowed in the pool or in the pool area.
- No food allowed in the pool.
- No glass allowed in the pool or in the pool area.
- No running, horseplay, fighting, dangerous conduct or noise, which disturbs other residents, is allowed.
- Playing music is OK, but not so loud as to disturb others.
- Drunkenness and profanity will not be tolerated.
- Properly dispose of trash in containers provided. This is your pool. Keep it clean.
- THESE RULES APPLY TO BOTH RESIDENTS AND GUESTS. RESIDENTS ARE RESPONSIBLE FOR THEIR GUESTS.
- Dial 911 for EMS or Police

### **4 Miscellaneous**

**4.3** Dumpsters should not be used for anything other than their intended purpose, which is for solid waste only. The areas around the dumpster shall be kept clean at all times. The use of plastic bags for all refuse is required. NOTE: FURNITURE AND APPLIANCES SHOULD NOT BE LEFT BY OR PUT IN THE DUMPSTERS. THEY MUST BE REMOVED FROM THE PROPERTY. Improper use of dumpsters and area may prevent the dumpster from being emptied. All bulky trash items, such as furniture, tires and other bulky items should be taken by residents to the city dump.

**4.4** No "garage sales", "attic sales" or "yard sales" shall be permitted outside of a Unit or on the property of Waterwood Townhomes

**4.5** The Association acknowledges the right of the resident to entertain and have guests. In order to make sure that each resident's rights to quiet enjoyment of their condominium are protected, certain restrictions apply and must be observed.

The resident, members of the resident's family and guests shall at all times maintain order in the unit and at all places on the grounds, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other residents. All radios, television sets, and stereo equipment, or any other appliances or items which may cause noise, must be turned down to a level of sound that does not annoy or interfere with other residents. No band instruments shall be played on the premises at any time. No incense or other odor producing items shall be used on the premises.

**4.6** Solicitation shall not be permitted within Waterwood Townhomes either by residents or outside solicitors.

**4.7** Barbecue grills or any other exterior cooking appliance, may only be used at a distance of 18 feet away from any structure; this is a city ordinance. Make sure all charcoal is extinguished.

**The Rules and Regulations** may be amended at anytime by the Waterwood Townhomes Condominium Association Board of Directors.

**IT IS THE RESPONSIBILITY OF ALL OWNERS** TO SEE THAT ALL RESIDENTS, GUESTS, INVITEES AND TENANTS ABIDE BY THESE RULES AT ALL TIMES. FAILURE TO DO SO IS SUBJECT TO PENALTY BY THE WATERWOOD TOWNHOMES CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS.

## **SCHEDULE OF FINES**

Waterwood Townhomes is an upscale and prestigious property in the city of College Station. In order to keep property values up and maintain a good relationship in College Station with Law Enforcement, the Fire Department and future homeowners, rules of order and civility must be put in place with consequences for violations of these rules. We are committed to a civil, polite, safe and orderly community.

With this in mind, the **consequences for rules violations** (accept as noted below) are as follows:

- 1<sup>st</sup> violation of any rule... a written warning
- 2<sup>nd</sup> violation of the same rule.... \$50.00 fine
- 3<sup>rd</sup> and subsequent violations...\$100.00 fine

The unit owner will be given a reasonable amount of time, by a specified date, to cure the violation after receiving a written warning. On any subsequent violation of the same or similar rule within 12 months of the written warning a fine will be levied. Additionally, any damages caused to the common area will be repaired and billed to the unit owner.

The **consequences** for rule **1.6 violation**, (pets in the pool area), fines are as follows:

- 1<sup>st</sup> violation of any rule... a written warning
  - 2<sup>nd</sup> violation of the same rule.... \$500.00 fine
  - 3<sup>rd</sup> and subsequent violations...\$1000.00 fine
- The **consequences** for rule violation 4.3, (improper disposal of trash) fines are as follows:
    - No Warning - Cost of removal or \$100.00 fine whichever is greater

In addition to a warning or a fine, for 1.6 violation of pets in the pool the unit owner will be charged for any cost incurred by WWTHA to clean the pool.

Fines can be levied by any board member or anyone sanctioned by the Association. These fines will be added to your Owner's Association invoices and will be due and payable with your monthly dues. Owners will be responsible for all fines, make sure your residents know the rules.

Fines left unpaid can result in a lien being filed against the owner's property and are also subject to late fees.

**Owners Appeals Rights: not later than the 30<sup>th</sup> day after the date of notice, the unit owner may request a hearing before the Board of Directors to contest the fine or damage charge.**