

RULES & REGULATIONS
of
THE ROSE TREE HOMEOWNERS ASSOCIATION, INC.

- PETS** Not more than one (1) small dog, cat, or other usual small household pet may be kept in any unit, provided always that such household pet shall be allowed on the common area only as may be specified under reasonable rules therefore promulgated by the Board of Directors. Except as hereinabove stated, no animal, livestock, birds or poultry shall be brought within the condominium or kept in or around any unit thereof. Notwithstanding the foregoing, no pets may be kept on the property which result in an annoyance or are obnoxious to other Owners. No pets shall be allowed in the Common Area except as may be permitted by rules of the Board. Declarant or any Owner may cause any unleashed dog found within the Common Area to be removed by Declarant (or any Owner) to a point or animal shelter under the jurisdiction of the City of Houston, or the County of Harris, by calling the appropriate authorities, whereupon the Owner may, upon payment of all expenses connected therewith, repossess the dog. Owners shall prevent their pets from soiling portions of the Common Area where other persons customarily walk and shall promptly clean up any mess left by their pets. A fine of \$25 will be charged for each violation.
- NOISE** Owners and occupants of units shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or other occupants of condominium units of The Rose Tree. No unit shall be used or occupied in such manner as to obstruct or interfere with the enjoyment of occupants or other residents of adjoining units, nor shall any nuisance, or immoral or illegal activity be committed or permitted to occur in or on any unit or upon any part of the common elements of The Rose Tree.
- LIMITATION OF OCCUPANCY** No more than two (2) persons maximum per efficiency or per bedroom shall be permitted at any time.
- PERSONAL INSURANCE** The resident is responsible for providing insurance to protect his personal belongings from such perils as fire, windstorm, theft, vandalism, etc. "Personal Belongings" includes such items as clothing, furniture, furnishings, etc. The resident is also responsible for providing insurance to protect himself against any liability that might arise from someone incurring bodily injury or property damages as a result of negligence on the resident's part. The above exposure can be adequately protected by a resident purchasing a "Homeowner" Policy from his insurance agent.
- DRAPES** Drapes with white backing must be in all windows.
- SIGNS** No resident of the condominium shall post any advertisements, signs, or posters, of any kind in or on the project except as authorized by the Association. A fine of \$10 per day will be charged for continuing violations.
- PARKING** Parking of automobiles shall be only in the spaces designated as parking for each unit; no unattended vehicle shall at any time be left in the alley ways or streets in such manner as to impede the passage of traffic or to impair proper access to parking area. No storage of any objects shall be permitted in the carport area and the same shall at all times be kept free of unreasonable accumulation of debris or rubbish of any kind. Guest parking areas are not intended for use by owners for parking or storing boats, trailers, camping units or any personal vehicles, and the Board may insure the proper use of said areas in such manner as it deems necessary.
- BALCONIES & EXTERIORS** Each owner shall keep clean and in good condition and repair the windows and interiors of his condominium unit and shall not permit garments, rugs, laundry or other unsightly items to extend from or be placed outside of his condominium unit, including but not limited to over windows or the balcony.
- No owner or other occupant of any condominium unit shall make any alteration, modification or improvement, nor add any awnings, patio covers or other devices to the common elements of the condominium or remove or add to any planting, structure, furnishings of other equipment or object therefrom except with the written consent of the Association.
- CLUBHOUSE & PARTIES** Sociable gatherings of residents and their guests are welcomed, provided that such gatherings are not allowed to become noisy or objectionable to the other residents. Residents are solely responsible for their guests. The Clubhouse is available for individual use by reservation and at a small charge plus refundable cleaning/damage fee.
- MOTORCYCLES, ETC** Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a carport to a point outside the Property, or from a point outside the Property directly to a carport. Bikes may not be parked on balconies, porches or walkways.
- ANTENNAE, ETC, INSTALLATION** No owner, resident or lessee shall install wiring for electrical or telephone installation, radio and television antennae, machines or air conditioning units or any other devices whatsoever on the exterior of the project or that protrude through the walls or out of the windows, or on the roof of the project save as are expressly in writing previously approved by the Association. The project has a central T.V. antennae.
- SWIMMING POOL**
- (A) The residents should be considerate of other homeowners when inviting guests, as the homeowners should be given first consideration as to the use of the pool. It is suggested that residents give careful consideration before inviting any guest on Saturdays and Sundays, when most of the owners will be at home. Visitors are not permitted, and will be asked to leave, unless the resident who has invited them is with them at the pool.
 - (B) Children under 12 are not allowed in the pool at any time without an adult in attendance.
 - (C) Pets are not allowed in the pool at any time. This is prohibited by City Ordinance.
 - (D) The swimming pool will be closed to all at 10:00 pm. All residents and guests using the pool in the evening must be considerate of others as to noise of any kind.
 - (E) Gates to pool area should always be kept latched.
 - (F) Glass objects will not be allowed around the pool. Please do not leave papers, cans or any litter. Place all trash in the trash cans when you leave the pool area.
 - (G) Radios and phonographs must be played softly, so as not to disturb the other guests at the pool.
 - (H) No running or horseplay is permitted. Persons not observing this rule must take full responsibility for injury or damage resulting therefrom and will forfeit their right to use of the pool.
 - (I) Use of the pool is at the sole risk of residents and their guests.
- ASSESSMENT PAYMENTS** All owners shall be personally obligated to pay their sub-metered electricity charge and the estimated assessments imposed by the Board of Directors or Managing Agent of the Association. Assessments shall be due monthly in advance on or before the 5th day of each month. Failure to pay by the 10th day of each month shall require the imposition of a late charge of \$10.00.
- ACKNOWLEDGEMENT MANAGERS** VIOLATION OF ANY OF THESE POLICIES WILL BE GROUNDS FOR APPROPRIATE ACTION BY THE BOARD OF MANAGERS
- The undersigned acknowledge having received and read the above rules and regulations, and agree to comply therewith in all respects.
- DATED _____, 19 _____.

PURCHASER

PURCHASER