

## Rules and Regulations

1. Owner and occupants shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises such as musical instruments, radios, phonographs, televisions, amplifiers and any other instruments or devices in such a manner as may disturb owners, tenants or occupants of any condominium unit.
2. No animals, livestock, reptiles, or poultry of any kind shall be raised, bred or kept in any unit or on the common elements, except dogs, cats, fish, birds or any other common household pets.
3. Animals belonging to unit owners, tenants or visitors within the property must be kept either within an enclosure, an enclosed patio or on a leash being held by a person capable of controlling the animal. All animals must have a rabies tag which may be obtained from the city of College Station for \$1.00.
4. If any animal is found unattended, out of the enclosure, or not on a leash, it may be removed to a pound under the jurisdiction of the local municipality in which the property is located. Owners are responsible for any and all damage and unreasonable noise done by their animal and shall clean up after such animal.
5. No resident shall post any advertisements, signs or posters of any kind in or on the project, except as authorized by the association.
6. No unattended vehicle shall at any time be left in the alleyways or streets in such a manner as to impede the passage of traffic or to impair proper access to parking areas.
7. It is prohibited to hang garments, rugs and/or any other materials from the windows or from any of the facades of the project.
8. It is prohibited to dust rugs or other materials from the windows or to clean rugs by beating on the exterior part of the condominium units, or to throw any dust, trash or garbage out any window.
9. No rubbish, trash, garbage or other waste material shall be kept or permitted upon any unit or the common elements, except in sanitary containers in appropriate areas screened or concealed from view. It is prohibited to throw trash outside the disposal areas provided for such purposes.
10. No owners, residents, or lessee shall install wiring for electrical or telephone installation, television antennas, machines or air conditioning units or any other devices whatsoever on the exterior of the project or that protrude through the interior walls without prior written approval from the association.
11. No inoperable vehicle shall be stored in a parking space, no commercial vehicle or any recreational vehicles (campers, units, motorhomes, trucks, trailers, boats, mobilehomes or any other similar vehicles) shall be stored or kept within or adjoining the property.

12. No major repairs or major restorations of any motor vehicle, boat, trailer, aircraft or other vehicle shall be conducted on any portion of the common elements.
13. Motorcycles, motorbikes, motor scooter or other similar vehicle shall not be operated within the property, except for the purpose of transportation directly from a parking space to a point outside of the property or from a point outside the property directly to a parking space.
14. All owners shall be obligated to pay the estimated assessments to meet the common expenses. Assessments are due monthly in advance on or before the first (1st) day of each month. A \$5.00 late charge will be assessed if payment is not received by the fifteenth (15th) day of each month.

WOODSMAN CONDOMINIUMS  
RULES AND REGULATIONS

The Board of Directors voted into existence the following rules:

PARKING

1. No parking in areas other than those designated as "parking spaces."
2. Please ask visitors to stay out of covered spaces.
3. No boats, trailers, recreational vehicles, unoperable vehicles, etc. shall be parked in a parking space or on the common elements. Parking spaces shall be used as a place to park vehicles used for transportation and shall not be used as storage areas.

MOTOR BIKES

1. No motorized vehicle shall be allowed to be operated out of the designated parking areas.

GARBAGE

1. Household garbage must be bagged and tied. It is everyone's responsibility to keep the complex clean. In order to keep the complex free from trash, do not overfill the dumpsters. Place trash in dumpster in a way that it cannot be blown out.
2. Any items intended for removal from the complex should be placed in the dumpster.

PETS

1. Pets must be kept on a leash or in control at all times when outside an individuals unit.
2. Please remember, as stated in the Condominium Declaratinn for the Woodsman Condominium, livestock, reptiles, and poultry of any kind shall not be raised, bred or kept in any Unit or the Common Elements.
3. All residents and/or owners of a Unit shall be responsible for any pet owned or kept by them.

GENERAL

1. All owners are responsible for proper maintenance of the common area within their fenced enclosure.
2. Please help keep your mailbox areas neat and clean.

These rules and regulations are in addition to those already incorporated in your documents.

*Charles Asmuth*

Charles Asmuth, President  
Homeowners Association

1. All building proposals, additions, or modifications to alter the original state of the unit or its exterior must be submitted in written form to the board for final approval.
2. no existing property lines shall be moved to fit any addition.
  - a) The back of unit A is approx. 8'-0" by 29.21'.
  - b) The back of unit B is approx. 8.0' by 29.21'.
  - c) the back of unit C is approx. 8.0' by 29.21'.All fence lines may vary, however, they may not be moved.  
( variations are up to 2.0' )
3. NO existing decks along the creek may be expanded past their original length from the building ( approx. 6.0' ) They may be expanded to the length of the unit. (29.21' )
4. No owner shall enclose or alter their carport in any way.
5. The previous shape and size of windows and doors may not be modified so that structural integrity of the units as a whole is maintained.
6. The color of the building or any additions must be kept constant with the overall appearance of the building.
7. No roof or building line can be changed to alter the original architectural considerations of the complex.
8. All exposed material of additions or decks must be treated.
9. All additions must be visually appealing and of quality construction.
  - a) all wood must be of construction grade quality or better.
  - b) no inferior materials or construction practices may be applied.
10. All decks must be enclosed along the sides or other openings to prevent animals from living beneath. the materials or screen used must be applied in an attractive and permanent manor.
11. Any expansions of roofs must be covered with an asphalt shingle that matches the original.