

**Candlelight Village
Owners Association,
Inc.**

(A Texas Non-Profit Corporation)

IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed, sealed and delivered by its proper corporate officers and its corporate seal to be affixed, this ____ day of _____, _____.

ATTEST

CANDLE CORPORATION

Assistant Secretary

Executive Vice President

THE STATE OF TEXAS)
COUNTY OF BRAZOS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 2002.

Notary Public in and for Brazos
County, Texas.

CANDLELIGHT VILLAGE RULES & REGULATIONS

1. All unit owners will be required to have their residents/tenants sign a copy of the rules and regulations and return said copy to the Condominium Association and/or Managing Agent for record keeping. **Each and every time new residents/tenants reside in the unit, another copy of the signed rules and regulations must be submitted to the Association along with the residents' current telephone number.**
2. The landscaped areas and walkways around the buildings and entrances of the buildings/resident units shall not be obstructed or used for any purpose other than ingress to and egress from the resident units.
3. No articles shall be placed at or allowed to remain at the entrances, on the walkways or landscaped areas around the building. No clothing or other articles shall be hung in or from any windows or boardwalk handrails.
4. Unit Owners, family members, guests, residents/tenants, agents, employees, etc. shall not use sidewalks, driveways and entrances as play or recreational areas.
5. No vehicles belonging to or under the control of a unit owner, family member, guest, resident/tenant, agent, employee, etc. shall be parked in such a manner as to impede or prevent ready access to any entrance or exit from a building. Vehicles shall only be parked within the designated parking areas.
6. No vehicle shall be left standing in a parking space in a non-operative condition, nor shall there be any repairs done to vehicles in a parking space or in the driveways.
7. No trailers, boats, recreational vehicles, campers or non-registered vehicles are to be permitted.
8. No owner shall produce or permit to be made any noise or noxious odors that will disturb or annoy the occupants of other units or do or permit anything to be done therein which will interfere with the rights, comforts or convenience of other owners/residents.
9. Disposition of garbage and trash shall only be in a securely tied plastic bag and placed inside the appropriate trash bins. Garbage placed outside of the appropriate trash bins on the ground are subject to a fine from the City of Bryan and the Condominium Association.
10. All residents shall keep their unit in a good state of preservation and cleanliness, and shall not sweep or throw, permit to be swept or thrown, and dirt, substance or debris from the doors or windows.
11. No work of any kind shall be done upon the exterior building walls or upon the

common elements by any unit owner or resident. Such work is the responsibility of the Condominium Association.

12. No owner or resident/tenant shall permit any sign, notice, advertisement or decoration to be inscribed or imposed on or projected from any window, door or other part of the building, except those approved in writing by the Association Board or Managing Agent.
13. Tenant/Owner shall report any damage to interior or exterior of property. Also the owner must be notified of any interior repairs in a timely fashion.
14. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of the buildings without prior written consent from the Association Board or Managing Agent.
15. No owner, family member, guest, resident/tenant, agent, employee, etc. shall use or permit to be brought into or stored in the building any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine or other explosives or articles deemed hazardous to life, limb or property.
16. Any damage to the common elements or common personal property caused by a unit owner, family member, guest, resident/tenant, agent, employee, etc. shall be repaired or replaced at the expense of the unit owner.
17. Owners shall be held responsible for the actions of their family members, guests, residents/tenants, agents, employees, etc.
18. Complaints regarding the service of the building and/or grounds or regarding actions of other unit owners shall be made in writing to the Condominium Association Board of Directors.
19. All pets allowed outside of the condominium unit must be kept on a leash. Failure to keep all pets on a leash while on the property's common grounds shall result in a fine of \$100 to unit owner if said owner, family member, guest, resident/tenant, agent, employee, etc. is in violation of this rule.
20. Owners, family members, guests, residents/tenants, agents, employees, etc. shall not at any time or for any reason whatsoever, climb or attempt to climb on the roof of a building. A \$100 fine will be imposed against unit owner if said owner, family member, guest, resident/tenant, agent, employees, etc. is in violation of this rule. This fine can be recuperated from tenant.
21. Any consent or approval given under these rules and regulations by the Condominium Association shall be revocable at any time on a per case basis.
22. These community rules and regulations may be added to, amended, or repealed at any

time by the Condominium Association Board of Directors.
23. The pool will be used at the tenant/owner's own risk. All pool rules are to be followed by the tenants, owners and guests.

Owner

Resident

Unit #

Date