

Old Oaks Condominium Owners Association

Rules and Regulations

These rules and regulations are enforceable by the Board of Directors and the Old Oaks Condominium Owners Association, Inc. pursuant to the Declaration of Covenants, Conditions & Restrictions for the Old Oaks Condominium, and the By-Laws of the Old Oaks Condominium Owners Association, Inc. By virtue of section 202.004, Texas Property code, the Board of Directors may initiate, defend, or intervene in litigation to enforce these rules and regulations.

Legal Documents

Legal Documents are available from the Management Company on the internet at <http://c21bcshoa.com/old-oaks-condominiums/>, or at the offices of BVPM, 903 Texas Avenue S., College Station, TX 77840. The documents include the Covenants, Conditions & Restrictions (Declarations) and the Rules and Regulations.

Distribution

These Rules and Regulations shall be provided to all Old Oaks Condominium owners. In addition, owners are required to attach a copy of these rules to all lease agreements.

Architectural Control

Any changes or additions to the exterior of any building requires a written request and approval by the Board of Directors prior to the changes or additions be made. This includes but is not limited to exterior lighting, windows, doors, patio covers, burglar bars, storm doors, fences, gates, decks, structures, buildings, or changes to existing buildings. Any changes or additions in the grounds such as holes, drainage swales or flumes, French drains, or elevation changes are required to be requested in writing and approved prior to such changes being made. Any and all violations to this rule will require the Owner that made the changes to return the property to the original state.

Insurance Coverage

The Association provides insurance coverage for the exterior and other common areas. Homeowners and/or tenants should provide coverage for their own personal content and effects and the interior "walls in" of their property, commonly known as an HO6 insurance policy.

Monthly Maintenance Fee

Monthly Maintenance Fee is due at the first of each month. If the fee is not in the Brazos Valley Property Management by the 15th of the month, the payment is delinquent and subject to a late charge of \$35.00 and interest on the past due total at an annual rate of 10%. Delinquent fees may also result in the loss of common area privileges (including parking) and foreclosure by the Association.

Tenant Records

All owners are required to file a copy of lease agreements with the property management, Brazos Valley Property Management Inc. All lease agreements will include a copy of these rules signed by the tenant, and Old Oaks Tenant Information Form.

Absentee Homeowners

Absentee Homeowners are responsible for Rules and Regulations violations of their tenants, residents, or guests as well as damages to the common elements. Violation fines and damage repair costs will be billed to the homeowner and posted to their account ledger.

Pest Control

The Association only provides pest control treatment for the exterior of the buildings. Owners must call your own pest control company for pest issues inside the unit.

Pet Policy

No animals, livestock, or poultry of any kind shall be raised, bred, kept, maintained, or harbored within this Condominium complex, with the exception of dogs, cats, or other household pets, provided that they or not raised, bred, kept, or maintained for any commercial purposes. If such dogs, cats, or other household pets become obnoxious to other residents, the owners of such dogs, cats, and other household pets shall remove them from the property upon written notice issued by the Board of Directors. A pet is considered obnoxious if allowed to run loose at any time. All pets must be on a leash when outside of the owner's condominium. City of Bryan Code applies to the Old Oaks Condominiums occupants: "it shall be unlawful for any person owning or having possession of any dog to allow such a dog to be at large without the owner or person in charge thereof having physical control over the dog." Letting a pet to be allowed to roam at will under any circumstance is a violation of this ordinance. If a resident has an issue with another resident concerning loose pets it is suggested that the owner be contacted and an attempt made to resolve the problem. The City of Bryan animal control should be called to make complaints of violations of city ordinances. In the event that discussion with the pet owner or calling animal control fails to resolve the problem it is recommended that a written complaint is delivered to the Property Management Company for the Board of Directors to request enforcement of the Pet Policy.

It is the owner's or tenant's responsibility to immediately pick up and properly dispose of their pets droppings on the Old Oaks condominiums property.

All written complaints that have the following information will be considered by the Board:

- a) date and time of incident
- b) location of incident
- c) description of animal
- d) name and/or unit number of the animal owner

The first formal written complaint received by the Board of Directors will prompt a written warning to the pet owner advising the pet owner that the complaint will be on file.

If the problem is not resolved after the written warning is delivered and upon receipt of a second complaint, the Board of Directors will convene and determine if the pet is obnoxious under the pet policy. Upon such a finding the owner will be notified to remove the pet from the condominiums area and advised that, if necessary, further legal action will be taken by the Board of Directors.

Parking Policy

All owners are responsible for the instruction of their children, tenant(s), and/or guests as to the provisions of all the rules, regulations, and polices of the Old Oaks Condominium Owners Association for parking and towing. The following are from the Associations By-Laws and Declaration of Covenants, Conditions, and Restrictions:

1. All vehicles in yellow striped "No Parking" areas will be towed. Parking on lawn areas or other areas not specifically designated for parking is prohibited.
2. Each unit has one assigned reserved parking space, which is numbered. This is the primary parking space for each unit, but a guest may park in your space with you permission. Anyone parking in your reserved space without your permission may be towed by calling Garcia Towing (979)822-0663. Your driver's license will be needed for address verification.
3. Owners of two or more vehicles must park the second in an unnumbered space and if the second vehicle is a motorcycle it must be in the designated motorcycle space when available. If a unit has more than 2 vehicles, there will be an additional monthly fee of \$10.00 for the 3rd vehicle.
4. Visitors may park in any space not numbered. Please check with you guest when they arrive to be sure that they are parked correctly. If they have parked in another unit's reserved spot – have them move their vehicle to an unnumbered spot.
5. All vehicle(s) shall be "street legal and road worthy" having a current inspection and registration, as appropriate. No vehicle(s) shall be allowed which have been abandoned or may be deemed a nuisance as provide in the Articles of Declaration.
6. No vehicle(s) may rest upon a block(s), jack stand (or maintenance type support for more than 24 hours. The tires of vehicle(s) must be inflated and not allowed to rest flat.

7. No commercial vehicle(s), which displays advertising of any nature, may be parked upon the property.
 8. No campers, recreational vehicles (boats, watercraft, jet skis, off-road motorcycles, etc.) and trailers may not be parked in the parking lot at any time.
 9. No vehicle(s) including campers, recreation vehicles, trailer, etc. shall be occupied by person(s) for overnight periods. Additionally, such vehicles may not use extension cords, which may cross over common area sidewalks, courtyard, or driveways, etc. No vehicle may use a built-in gas powered generator, air conditioner, or other energy-consuming/noise-producing type equipment while parked upon the property.
 10. No vehicle which is deemed a nuisance, is deemed obnoxious, or obstructs, any parts of the common areas shall be allowed to remain on the property, unless approved by the Association Board of Directors.
 11. No car washing is permitted on the premises.
 12. Vehicles in violation of this will be towed at the owner's expense. Towing of any vehicle, boat, trailer, camper, motorcycle, recreational vehicle, motor home, jet skis, etc. will be at the owner's expense. If any of the above mentioned is parked or stored in violation of any provision of the parking policy the vehicle will be towed.
 13. If 2 units decide to swap numbered/reserved spots, this must be in writing & on file at the Brazos Valley Property Management Offices in each unit's file.
 14. Parking stickers will be issued. If the sticker is not properly displayed, a resident runs the risk of having their vehicle towed.
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Cooking on Patios

The City of Bryan adopted the International Fire Code which prohibits using an open-flame cooking device (charcoal grill or propane grill) within 10 feet of a combustible building. Any use of these type grills must be over 10 feet from the building or any combustible structure, including decks.

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings.
 2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
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Noise Level

Providing a quiet, peaceful place to live is the main goal of the Homeowner's and BVPM property management. Be considerate of you neighbors in regard to sound levels in your unit; sound can travel easily through the walls.

This is especially important after 10:00pm. If you neighbors are disturbing the peace politely ask them to stop. If they continue to disturb the peace then:

1. Call the City of Bryan Police Department (979)209-5300, if it continues go to step 2
 2. Call the City of Bryan Police Department (979)209-5300, again send a written complaint to BVPM, 903 Texas Ave. S., College Station, TX 77840 or email c21hoa@century21bcs.com
 3. After three disturbances are reported the homeowner will be fined and/or the tenant will forfeit the lease.
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Window Coverings

Only window coverings made for windows are allowed. No aluminum foil, or reflective window covering are to be put on the windows as a shield.

Commercial Use

No commercial use of any kind is permitted on the premises. No commercial vehicles are authorized to be parked in the parking lot except when conducting services for the HOA or a homeowner. Residents are not authorized to park commercial vehicles on the parking lot.

Sign Policy

No signs of any kind may be displayed in public view on any lot or building with the exception of a sign of not more than five (5) square feet in area with a realtors name and phone number showing the property for sale or for lease. This sign may only be displayed in the open area north of the trash dumpster on the west side of the driveway.

Light Bulb Replacement

The replacement of light bulbs for the common areas is the responsibility of the Association. Contact BVMP Property management for light bulb replacements.

Waterbeds

Waterbeds are prohibited. The units were not designed to safely support the weight of a waterbed. The Associations insurance does not cover damage caused by waterbeds.

Plant Policy

1. Planter areas for each unit are indicated on the attached map.

2. In-ground planting may only be done in the planter area designated for your unit. Unauthorized tampering with any other planter or other area is expressly prohibited.
 3. Abuse of planter privileges will result in loss of planter privileges and/or fines
 4. Trees shall neither be planted in planter areas nor removed from them or harmed in any way
 5. Plants must be limited to 36 inches in height
 6. The Board reserves the right to bar the planting of any type of plant and to order the removal of any plant it deems a nuisance.
 7. Noxious weeds and dead/diseased plants may be freely removed from your planter. Removal of other healthy living plants requires replacement with another permitted plant.
 8. Plants may be put in containers on your back deck or in your Unit's designated planter area
 9. Plants in containers may not be left on walkways
 10. Plants may be placed in hanging baskets and hung only where Board-approved hooks are mounted. Installation of new hooks requires Board approval.
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Garage Sales

Garage sales and Estate sales are prohibited in or on the grounds of the complex.

Public Decency

There shall be no urination, defecation, or acts of lewdness in the Common Areas.

Water Conservation

All homeowners are encouraged to promptly repair any leaking toilets or faucets in their homes to help reduce the utility bill and more importantly to help conserve water.

Outside Antennas

Outside Antennas, satellite dishes, TV, FM are not permitted to be attached to the exterior walls or roof of the buildings. No wiring or cables are allowed to be attached to the exterior of the buildings and no holes are permitted to be made for wiring to go through the exterior walls of the buildings.

CRIMINAL ACTIVITY:

While on the condominium property, no person may violate any criminal laws, health codes, or applicable laws. **THE ASSOCIATION DOES NOT PROVIDE SECURITY FOR THE RESIDENTS.** Owners are encouraged to provide

thumb latch deadbolts on entry doors and security latches for sliding glass doors for the protection of residents while inside a unit. There shall be no tampering with water, lighting or other common elements.

EVICTION OF TENANTS:

The Association shall have the right to evict an Owner's tenant who substantially or repeatedly violates the Association rules and regulations.

FLAMMABLES

No Owner, their tenants, families, guests or employees shall use or permit to be brought into or stored in their unit any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, propane, or other explosives or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of The Board or Management Company.

These rules are not a complete listing of all obligations of owners, residents, guests, and employees. The Old Oaks Condominium Declaration and Old Oaks Homeowners Association Bylaws include additional responsibilities and obligations not enumerated in this document.

OLD OAKS OWNERS ASSOCIATION RULES AND REGULATIONS, OLD OAKS OWNERS ASSOCIATION BYLAWS, AND CONDOMINIUM DECLARATION SHALL PREVAIL OVER ANY CONFLICTING PROVISIONS OF ANY LEASE OR ANY OWNER'S RULES.