

RESPONSIBILITIES OF RESIDENTS OF UNIVERSITY PARK PLACE

The following responsibilities of residents of University Park Place are specified in the Condominium Declaration, the Association By-Laws or adopted by the Board of Managers under authority given in the By-Laws, Responsibilities are cited as "CD" and in the By-Laws are cited as "BL". The remainder of the citation gives the location in the appropriate document. These can only be changed by amending the appropriate document. Responsibilities which do not contain a citation have been adopted by the Board of Managers and can be changed by Board action. The Condominium Declaration rules are the same as deed restrictions.

THE USE OF COMMON AREAS

1. Barbecuing and charcoal cooking may be done only in the following designated areas:

Institute Lane	East fountain area in the central courtyard
Dora	Between the spiral staircases

These activities are not permitted on balconies, patios and stair landings. It is the responsibility of the resident to protect the pavement, furniture and plants from grease, charcoal and food. Under no circumstance should barbecues or charcoal units be left unattended or overnight.

2. Swimming Pool Regulations
 - a. Children under the age of twelve (12) may only use the pools when an adult resident is present.
 - b. Pools may only be used between the hours of 6:00 a.m. and 10:00 p.m.
 - c. Guests using the pool must be accompanied by a resident. Residents have priority over guests at all times and if a pool is overcrowded, guests must leave the pool.
 - d. No lifeguards are present, users of the pool swim at their own risk.
 - e. Pool areas should be kept clean. Trash (soft drink cans, paper, etc.) should be removed when a user leaves the pool.
3. Residents should park their automobiles in the space assigned to their unit or in the open spaces. No boats, trailers or campers may be left in designated or open parking areas. Parking areas may not be used as storage areas.
4. Guests may park in the open parking area on Institute Lane or on the street.

5. Bicycle parking is permitted on the carport areas between stops and rails. Bicycles are not to be stored on balconies or patios nor left at any place which would obstruct sidewalks, entrances, halls or stairways. A cleared room is available for bicycles. See the maintenance resident man to make arrangements for keeping bicycles in the room.
6. Garbage and trash is picked up daily Monday through Friday. Garbage should be placed in a sealed container or in a closed plastic trash bag. If a condominium unit has a garbage receptacle, all garbage and trash must be placed in the receptacle. In all other situations, garbage and trash must be placed in the disposal area on the Institute parking area. [CD: II, 2.9 (g). BL: VII, 8 (i)]
7. Laundry rooms will be available at all times. Each resident is responsible for keeping them orderly and clean. Access to the Institute laundry room is by a key. Please lock the laundry room when leaving. [BL: VII, 8 (e)]
8. No clotheslines, bedding, personal clothing or cleaning items shall be hung on patios or balconies at any time. Rugs or other materials may not be dusted from windows, balconies or porches. Trash or other objects may not be thrown from windows, balconies or porches. [CD: II, 2.9 (g). BL: III, 8 (i)]
9. No signs or advertising materials may be posted anywhere in or on the condominium property. If a condominium unit is for sale, a sign will be placed in front of the unit giving the phone number of the management company. They will refer the caller to a designated real estate agent. [CD: II, 9 (c)]
10. Any alterations, modifications or improvements to the general or limited common elements in conjunction with any condominium unit must be in writing to the Board. [BL: VII, 8 (k)]
11. The use of condominium unit is restricted to a maximum of two persons 18 years or older plus sons or daughters. [CD: II, 2.9 (u); III, 3.4. BL: VII, 5 (a)]
12. A household pet kept in a condominium unit is restricted to not more than one small dog, cat or other usual small household pet. A household pet is not allowed on the common areas without a leash. [CD: II, 2.9 (e). BL: VII, 8(e)]

13. No activity can be carried on, nor any materials stored in a condominium unit which could cause the condominium building to be uninsurable for loss by fire. [BL: VII, 8(b)]
14. Water beds may not be used or stored in a condominium unit. [CD: III, 3.8]
15. An owner shall not make structural modifications or alterations to his unit without prior written approval of the Board of Managers. [CD: III, 3.8; BL: VII, 6 (a)]
16. Floor coverings and floors in second story units must be approved by the Board of Managers for sound control prior to installation. [CD: II, 2.9 (k)]
17. The residents and guests shall have due regard for the comfort and enjoyment of all other residents in the condominium community. Televisions, stereo units, radios and musical instruments must be played at a low enough volume that the sounds will not annoy other residents. [BL: VII, 8 (c)]
18. Private entertainment is to be confined to the resident's condominium unit. The noise level should be controlled so that it is not objectionable to other residents.
19. Pets owned by guests may not be kept in a condominium unit overnight.

Revised by the Board of Managers
May 8, 1993

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on

JUL 28 2005



Beverly B. Kayman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.