

**RULES AND REGULATIONS  
OF THE  
LAS HACIENDAS CONDOMINIUMS**

**Obstructions**

1. The sidewalks, entrances, passages, driveways, courts, vestibules, corridors, stairways and other common areas of Las Haciendas Condominiums (the "Project") shall not be obstructed or used for any other purpose than ingress to and egress from the Units in the Project. Fire exits shall not be obstructed in any manner.

**State of Maintenance**

2. Each Owner shall keep the Owner's Unit and any exclusive use yards, areas, balcony or patio to which the Owner has sole access in a good state of preservation and cleanliness.

It is the intent of the Board of Directors to control colors, materials and shapes of any element exposed to the public view to the extent that such elements aesthetically contribute to the architecture and style of the Project, and for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Project.

**Window Coverings**

3. No interior or exterior shades, shutters, venetian blinds, awnings, or window guards shall be used within or about any Unit without the prior written approval of the Board of Directors. Approval shall not be unreasonably withheld.

**Signs and Exterior Attachments**

4. No awning or radio or television aerial shall be attached to or hung from the exterior of the Project and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the Project without the prior written approval of the Board of Directors or the Manager. Approval shall not be unreasonably withheld.

**Ventilation and Air Conditioning Systems**

5. No ventilator or air conditioning device shall be installed in any Unit without the prior written approval of the Board of Directors as to the type, location, and manner of installation of such device. Approval shall not be unreasonably withheld.

## **Electric Equipment**

6. All radio, television, and other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all the rules, regulations, requirements, and recommendations of the local fire authorities and the insurance underwriters of the Project. The Owner shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in the Owner's Unit. Any and all such equipment shall not be visible, including wiring, from public view or from any other Unit in the Project.

## **Vehicles**

7. Restrictions on vehicles are set out in the Declaration.

## **Noise**

8. No Owner shall operate or permit to be operated in the Owner's Unit any phonograph, radio, or television set in a manner as to disturb the other occupants of the Project. No Owner shall practice or permit to be practiced in the Owner's Unit either vocal or instrumental music for more than two hours in any day or between the hours of 10:00 p.m. and 9:00 a.m., unless noise is not detected by an owner of any other Unit on the Project.

## **Use of Common Elements by Children**

9. Children shall not play in the common areas, except as designated by the Board of Directors.

## **Animals**

10. No bird, reptile, or animal shall be permitted, kept, or harbored in the Project, unless the bird, reptile, or animal shall be expressly permitted in writing by the Board of Directors. Consent, if given, shall be revocable by the Board of Directors in their sole discretion at any time. In no event shall any bird, reptile, or animal be permitted in any of the common areas of the Project, unless carried or on a leash, or in any grass or garden plat under any condition. Notwithstanding the foregoing: one (1) dog, one (1) cat or one (1) bird per Unit may be kept without the express written consent of the Board of Directors. However, if such bird, reptile or animal become a nuisance to other owners within the Project, the Board of Directors may direct that the specific bird, reptile, cat or dog be removed from the Project. No aquarium, fish tank or water-bearing receptacle with a capacity in excess of 50 gallons shall be permitted in any Unit.

Pet Owners may not:

1. Utilize patios, balconies, yards, etc., as toilet facilities for pets without immediate cleanup.

2. Wash or sweep feces or urine into common areas or driveways, carports, walkways, etc.
3. Allow pets to defecate or urinate in or around entrances or walkways.
4. Leave unattended pets in patios, yards, balconies or in any common area to become nuisances.
5. Allow pets to run free within the Project at any time.

### **Garbage**

11. All refuse from the Units shall be taken only to the designated refuse containers of the Project in the manner as the Board of Directors may direct.

### **Water Outlets**

12. Water closets and other water apparatus in the Project shall not be used for any purpose other than those for which they were designed. No sweepings, rubbish, rags, or any other articles shall be thrown into the water closets or other water apparatus. Any damage resulting from misuse of any water closet or other apparatus in a Unit shall be repaired and paid for by the Owner of the Unit.

### **Use of Condominium Employees**

13. No occupant of the Project shall send any employee of the Association out of the Project on any private business.

### **Pest Inspection**

14. On giving twenty-four (24) hours' notice to the Owner, the agents of the Board of Directors and any contractor or workman authorized by the Board of Directors may enter any Unit in the Project at any reasonable hour of the day for the purpose of inspecting the Unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests.

### **Cooking on Balconies**

15. Cooking shall not be permitted on an Owner's balcony or otherwise in violation of applicable laws. Any damage, smoke, fire or otherwise, caused by any Owner, whether in their Unit or others shall be the responsibility of such Owner and all costs associated with such damage shall be borne by such Owner.

## **Passkeys**

16. The Board of Directors shall designate an individual who may retain a passkey and security codes to each Unit. The Owner shall not alter any lock or install a new lock on any door leading to the Owner's Unit without the prior written consent of the Board of Directors, the consent of whom shall not be unreasonably withheld. If such consent is given, the Board of Directors shall be provided with a key.

## **Parking**

17. No vehicle belonging to an Owner; a member of an Owner's family; or a guest, tenant, or employee of an Owner shall be parked in a manner as to impede or prevent ready access to any passageway, entrance or exit to or from the Project. Vehicles must be parked in garages, other than guest vehicles parked in designated guest spaces on a short-term basis.

## **Complaints**

18. Complaints regarding service at the Project shall be made in writing to the Board of Directors or Manager.

## **Amendments**

19. Any consent or approval given under the rules and regulations may be added to, amended, or replaced at any time by a resolution of the Board of Directors.

## **Use of Roof**

20. Owners, their families, guests, servants, employees, agents, visitors, and licensees shall not at any time or for any reason whatsoever enter on or attempt to enter on the roof of the Project. Only service contractors, with approval of the Board of Directors, may enter the roof for installation or repair of equipment, radio or T.V. reception device. The location of such device and any type of such device shall also require the Board of Director's approval.

## **Decorating Patios or Balconies**

21. No patio or balcony shall be enclosed, decorated, landscaped, or covered by any awning or other device without the consent in writing of the Board of Directors. Potted plants may be kept on balconies and on patios of Units, however all pots, plants and the location of same that are in public view must be pre-approved by the Board of Directors. All plants must be kept in good condition and areas around swept clean and not be neglected.

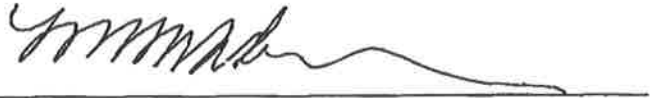
## **Flammables**

22. No Owner or any of the Owner's agents, servants, employees, licensees, or visitors shall at any time bring into or keep in the Owner's Unit any flammable, combustible, or explosive fluid, material, chemical, or other substance, except for normal household use.

## **Entrusting Keys**

23. If any key or keys are entrusted by an Owner, any member of an Owner's family, or the Owner's agent, servant, employee, licensee, or visitor to an employee of the Board of Directors, whether for the Owner's Unit, automobile, trunk, or other item of personal property, the entrusting of the key shall be at the sole risk of the Owner, and the Board of Directors shall not be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting from or connected with the entrustment of the key.

Adopted by Resolution of the Board of Directors on July 17, 2002.



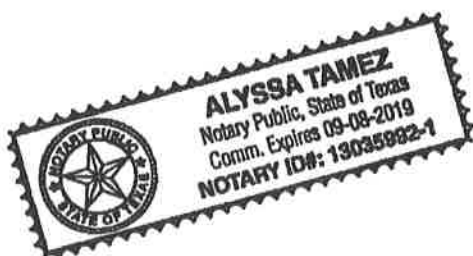
MAYNARD H. BRADEN, Secretary  
Las Haciendas Townhomes of San Antonio  
Property Owners Association, Inc.

Dell H. Gibson

by Dell H. Gibson

STATE OF Texas  
COUNTY OF Bexar

This instrument was acknowledged before me on December, 13, 2016  
by Dell H Gibson



Aly Tamez  
Notary Public for the State of Texas

Printed name of notary Alyssa Tamez

Any provision in any instrument which purports to restrict the sale, or use of the described real property because of recording in public records is invalid and unenforceable under Texas law. STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was filed in the Public Records of this State and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

**DEC 13 2016**



Gerard C. Rickhoff  
COUNTY CLERK BEXAR COUNTY, TEXAS