



## RULES & REGULATIONS

Adopted by Declarant Board Effective 2-16-2023.

Revised 4-16-24

In order to insure safe, comfortable home and surroundings for all members of the Holiday Pines Community, these Rules & Regulations (Rules & Regs) are adopted. Please note that violations of these rules and regs can be considered a violation of Covenants Conditions and Restrictions (CCR's) and as such, Owners can be held responsible through violations directly. Tenants may be required to reimburse Owners for violations, under their lease. Exceptions and waivers can be considered by submitting your response, in writing, through your property manager for delivery to the Homeowner's Association (HOA) and can be considered by the Association Board of Directors.

1. **DAMAGES:** Homeowners are financially responsible for any damage to any common areas or facilities made by the Owners, their renters, lessees, visitors, guests and/or pets. Timely written notice to the homeowner will be provided.
2. **NOISE:** Residents shall recognize that living in a high-density community means that we need to be respectful of neighbors when it comes to excessive noise. Please turn your car audio volumes down while on the premises. Residents shall exercise good care and consideration to not elevate noise to a degree that it will disturb another Resident's peaceful habitation. Community quiet hours are between 10pm-7am. Blowing car horns, other than for immediate safety, will be considered excessive noise.
3. **SMOKING:** In order to protect residents from secondhand smoke and noxious fumes, and to create a healthy & clean environment, at HOLIDAY PINES TOWNHOMES, smoking is not permitted in or in any common areas and facilities. This includes a limited common areas, walkways, driveways, breezeways, roads, and open spaces, whether interior or exterior. **WHILE OUTSIDE AVOID SMOKING WITHIN 10 FEET OF AN ENTRY DOOR.**
4. **UNSIGHTLY or DANGEROUS ARTICLES:** Items of any personal property may not be stored or hung in public view at any time. Any items such as bedsheets or aluminum foil or other unsightly items may not be placed in windows visible from the front. No signs of any kind are allowed to be placed in public view, other than community signs, or those approved by the board.  
Dangerous chemicals or products which are flammable may not be stored in any public or private use areas within the subdivision.
5. **HOLIDAY DECORATIONS AND FLAG DISPLAYS-**May be displayed within the front exterior of any individual unit. These items must not obstruct any walkway and must be removed within one week after the Holiday's conclusion.

6. DISPOSAL OF WASTE-Currently, a Porter service has been retained to pick up trash, stored in trash bags, and placed in front of units every Tuesday and Friday. Please place these trash bags out on the MORNING OF pickup-no later than **7am**. Boxes which are broken down and flattened will also be picked up. Individual trash items not stored in a trash bag will not be picked up and Resident may be violated for unsightly articles or dumping heavy trash. Dumping fees/fines will be applied. If heavy trash pickup is needed, please schedule through Landlord or their Agent with HOA, or schedule a third-party provider for this service. Since small animals can tear bags open during overnight hours, we ask that you avoid this by placing bags out in the morning only.
7. FLAG DISPLAY-approved flags are Flag of the United States, Texas Flag, Branch of Military flag. These flags may be no larger than 3x5 and must not obstruct walkways.
8. VEHICLES AND PARKING- Residents must park in their assigned parking only. Residents needing handicapped spaces must contact, through their homeowner or homeowner representative, to the HOA to indicate the need for special handicapped parking HOA will work to make a reasonable accommodation for all handicapped needs. Visitor parking may not be used by Residents as additional or overflow parking. Visitor parking is for under 24-hour use by guests only. Repairs, other than short term emergency repairs, such as battery replacement or “jumping” may be completed within the community. All cars parked within the community must be operable with current registration. All other cars may be towed at vehicle Owner’s expense. No vehicle may be parked in such a way as to obstruct another parking space, or right of way, or in any emergency vehicle parking zone. Any discharge of fluid or other staining to parking spaces from a vehicle will be repaired at the Unit Owner’s expense. All streets, alley ways, and other spaces must remain unobstructed, other than in designated assigned parking spaces. Any towing for any reasons stated above will be at the vehicle Owners expense. All drivers must obey all posted signs. HOLIDAY PINES Community is family friendly, and children must be watched for by all parties, therefore, careful and undistracted driving is a must.
9. PATIOS AND BACKYARD SPACES: Are for the exclusive use of the unit Owner and or their invitees, Tenants and Lessees. Smoking in these areas can impact neighboring units and is prohibited. Personal items such as chairs potted plants, Barbeques, kennels, animals, etc., may be placed in this exclusive use area, but should not take up more than 50% of the square footage of the backyard space, and should not be higher than the fence line. The Board reserves the right to identify items in these spaces as unsightly and or noxious, or offensive, and require their immediate removal. The HOA bears no responsibility for stolen items, or items so removed by requirement of the HOA.
10. ANTENNAS: No satellite dishes, outdoor antennas, or similar devices shall be erected above the back fence line or shall be affixed to any surface of the building, unless written permission is granted by the HOA board. Leasing Tenants must request through their unit Owners or Owners representatives, to the HOA Board for approval, and must repair back to original condition upon move-out or decommissioning the device.
11. PETS: Pets and animals may not be tied to any permanent structures, must be properly maintained and cared for, and may not create a nuisance. Common nuisances may include but are not limited to-Causing damage to property or person, causing unsanitary conditions, defecating in any common area other than designated pet relief areas, barking howling, whining or other disturbing noises. Aggression toward persons or other animals by lunging, jumping upon, biting or scratching or other aggressions. Otherwise acting in any unreasonable manner which may disturb, bother, annoy other residents, or interfering with their right of peaceful and quiet enjoyment of their units. All pets must remain on leashes when in public outdoor areas. Pet Owners are strictly responsible for personal injuries and or property damage caused by their pet. Pet waste must be picked up immediately, placed in proper baggage to avoid noxious odors, and placed in proper receptacles. Pet waste may not be left in any common area including walkways, green spaces, or flower beds, other than in receptacles designed for such purpose. Pet waste may not be left in any backyard spaces which may cause noxious odors to emanate to a neighboring unit. Any violation of any municipal code, sanitary regulation, or nuisance ordinance will be deemed a violation of these rules.

12. FENCING: Damaged fencing must be repaired immediately by the Unit Owner or at the Unit Owner's expense.
13. It is unlawful to tamper with fire alarm devices, fire sprinklers, defeat safety devices, etc. The demising walls are fire walls. It is forbidden to have any unsealed holes or penetrations from security installers, cable installers, etc.
14. Homeowners and HOA members are required to notify their Tenants, Lessees, and guests of all Rules and Regulations stated herein, and will be held responsible for any violation thereof by these parties.
15. Homeowners and HOA members must be familiar with and responsible for all CCRs, Rules & Regs, and conduct themselves in accordance thereof.
16. Homeowners and HOA Members must have Tenants and Lessees read and acknowledge these Rules and Regs, and have them acknowledged by signature at lease signing, or within 5 business days thereafter.
17. Owners, or their Agent, must provide HOA management company with Tenant contact info, description and license number of Tenant vehicles, and descriptions of all pets occupying Owners unit within 5 days after move in. Forms for this purpose will be available of the website [HOLDAYPINESTOWNHOMES.COM](http://HOLDAYPINESTOWNHOMES.COM).

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Unit Owner Signature                      Unit Numbers Owned

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Unit Owner                                      Unit Numbers Owned

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Tenant Signature                              Date

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Tenant Signature                              Date