

DRY CREEK WEST CONDOMINIUMS

RULES AND REGULATIONS

(Revised 12/14/95)

The Rules and Regulations of Dry Creek West Condominiums are for the purpose of ensuring the quality of the aesthetic and social environment for the enjoyment of all residents. Such rules are also intended to protect and enhance property values for the benefit of each owner. All owners, tenants, and guests at Dry Creek West are subject to the Rules and Regulations.

Rules and Regulations may be amended in the future by the Officers of the Dry Creek West Homeowners' Association whenever it is deemed necessary or desirable.

I. General Provisions:

FIRE SAFETY: The City of Austin monitors for code violations regarding grills on decks. You may be fined \$500.00 for violating this law. For the safety of all residents, do not place or use a grill on the deck. As cooler weather and winter season is here, please use extreme caution starting fires and burning wood in the fireplaces. The owner of a unit is responsible for cleaning the flues. An important issue regarding fireplaces is the storage of wood. Please do not store large amounts of wood on your decks or anywhere that allows wood-to-wood contact.

- A. No owner, resident, or lessee shall install or alter existing wiring for electrical installation or any other purpose, nor shall any television or radio antennae, satellite dish, machines, electrical apparatus or appliances (other than ordinary household appliances), or heating and/or air conditioning units be installed on the exterior of the building or in such a manner that they protrude through the walls or roof of any building or are otherwise visible from the ground, except as may be expressly authorized, in writing, by the Board of Directors. Installation of cable TV and telephone are exempt.
- B. No exterior alterations to a building may be made without prior written consent of the Board of Directors. This includes, but is not limited to, stairs, steps, and/or storm windows.
- C. All window coverings must be made to show white or off-white from the exterior, with the exception of shutters, mini-blinds and woven wood shades. (Colored or patterned sheets, towels, blankets, foil, quilts, etc. are prohibited.)
- D. All forms of "For Sale", "For Lease", or "For Rent" signs are prohibited from common areas and/or display inside the units in such a manner to be visible from the outside.
- E. Patios and/or entry ways must be kept tidy and not used for storage of boxes, cleaning utensils, boards, bricks, cans, buckets, jars, unused household furniture, appliances, boats, motorcycles, automotive supplies, pieces of pipe, spare parts, paint, motor oil, gasoline, and other items of a similar nature.

- F. No more than four (4) individuals may occupy a two (2) bedroom unit; no more than two (2) individuals may occupy a one (1) bedroom unit on a permanent basis. For purposes of this “paragraph occupancy” shall be defined as any occupancy in excess of thirty (30) days, not separated by intervals of at least six (6) months.
- G. Boats, campers, trucks, trailers, and other recreational vehicles may not be parked or stored in parking spaces or parking areas. (This does not include pickups and vans used by their owners for every day transportation.) Inoperable vehicles including, but not limited to, vehicles with flat tires may not be left in any space and shall be towed at the owner’s expense. Spaces marked “Reserved” are for owners/occupants; spaces marked “Visitor” are for guests.
- H. Broken windows, screens, light globes, etc must be replaced immediately.

SPEED LIMITS: A speed limit has been set and three (3) signs posted on the property. For the safety of all residents and pets, please observe the posted 5 M.P.H. speed limit whenever driving on the property. Please advise all visitors and service personnel of the speed limit.

PARKING: Each unit has one reserved parking space, which is coded by letters assigned to the unit. All unmarked spaces are for visitors or second vehicles.

II. Pool and Hot Tub Areas:

- A. No glass containers are allowed within the fenced areas surrounding the pool.
- B. Posted hours for the pool are 6:00 a.m. to midnight.
- C. Children under the age of 10 must be accompanied at all times, by an adult.
- D. Residents and guests are responsible for the clean up of all items they bring into the pool area.
- E. Any parties of greater than 10 people using the pool area must have approval of one of the members of the Board of Directors.

III. Pets:

- A. No animals other than usual household pets may be kept.
- B. Two small pets per unit is the maximum allowed. (This does not include pets kept permanently in a cage or tank.)
- C. Pet owners must keep their animals on a leash when outside their units, and must immediately clean up their pets’ feces.
- D. Pet owners are completely liable for any damage done by their pets.

- E. Animals objectionable to other residents must be permanently removed from the complex at the direction of the Board of Directors. "Objectionable", defined for the purposes of this document, includes, but is not limited to howling, barking, growling, etc.
- F. No animals are allowed in the pool area.

Any violations to the above Rules and Regulations should be reported to **Pioneer Real Estate Services at 447-4496**. Residents and/or guests found to be in violation of the Rules and Regulations shall be notified in writing and given a reasonable time period in which to comply. When violations are not corrected within the prescribed time period, action may be taken by the Board and/or its management agent to correct the violation, and a service fee and/or fine may be levied. Such fees and fines shall be determined by the Board based on the seriousness of the violation and the cost of correction. Collection of service fees and/or fines shall be subject to the same enforcement action for collections of homeowner fees.