

These Rules and Regulations do not limit or supersede the Crown Colony Governing Documents. In the event there is a conflict, the Governing Documents shall prevail.

DEFINITIONS

MEMBER - An owner becomes a member of the Association upon purchase of a unit.

MEMBER IN GOOD STANDING - A member who is current with assessments and fees.

RESIDENT - Resident shall mean the current resident of a unit.

LOT - Refers to the unit, carport area and patio area as defined in the unit's legal description.

COMMON AREA - All property owned by the Association for the enjoyment of all residents, consisting of all property in the complex except the individual lots.

BOARD OF DIRECTORS - Duly elected representatives of the Crown Colony Homeowners Association, Inc. and who conduct the daily business for the Association.

GOVERNING DOCUMENTS - The Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions and By-Laws of the Crown Colony Homeowners Association, Inc.

SECTION 1 - HOMEOWNERS

1-1. The Association requires that a tenant information form be filed with the Association by the homeowner renting their unit.

1-2. The Association, owners, tenants and guests are subject to the Governing documents, these Rules and Regulations and all penalties therein.

1-3. A Copy of the Governing Document, Rules and Regulations, and Association Policies may be obtained from the Association office.

1-4. An owner is responsible for any damages incurred by themselves, their tenant or guests to any building or common area.

1-5. Any fines or costs of repair imposed on an owner, tenant or guests as a result of their actions will be charged to the owner of the unit.

1-6. Any unit delinquent in assessment payments for 30 days will lose use of recreational facilities.

1-7. The grass in all patio areas shall be mowed regularly and not allowed to become unsightly.

SECTION 5- POSTING OF SIGNS

5-1 No sign shall be displayed except that one "for Sale", "for Rent", or "Lease" sign, not exceeding five (5) square feet, may be displayed inside one window at the front of the unit and another sign at the rear of the unit.

SECTION 6 - COMMON AREA

6-1. The common area is intended for the use and enjoyment of all owners, tenants and guests.

6-2. No littering of the common area will be tolerated.

6-3. No part of the common area shall be used for general storage purposes, nor shall anything be done in any manner which may increase the rate of hazard or liability insurance covering the common area. Bicycles and toys must be stored in the houses or enclosed patios, but not in the carport. No plastic kiddie pools are permitted in the common area.

SECTION 7 - NOISE OR OTHER ILLEGAL ACTIVITIES

7-1. No unit owner, resident or guest shall make or permit to be made any loud or objectionable noises. A noise curfew is in effect between the hours of 10:00 PM and 8:00 AM seven days a week.

7-2. No nuisance or illegal activity shall be permitted to occur in any unit or in any part of the common areas.

7-3. No loitering is permitted in courtyards, carports or common areas.

7-4. Suspicious acts and loud or obnoxious behavior should be immediately reported to the Houston Police and the Association office.

SECTION 8 - CARS AND PARKING

8-1. All streets, alleyways and driveways within the complex are designated FIRE LANES.

8-2. No parking in the FIRE LANES, on the grass, in common areas, on sidewalks or hindering access to any carport or another parked vehicle is permitted. Vehicles in violation may be towed without notice and at owners expense.

8-3. All guests shall park in the designated "Guest Parking" areas. No vehicle may be parked in guest parking over 24 hours.

8-4. Parking or storing of boats, buses, campers, trailers, construction vehicles, commercial vehicles or motorhomes in any parking area is prohibited. Construction or commercial vehicles may be parked in the complex while involved in activities within the complex. An exception may be made with written permission from the Board.

11-3. Objects left on the common grounds may be disposed of by the Association.

11-4. Carports and/or patios shall not be used as a storage area.

SECTION 12- GENERAL PROHIBITIONS

12-1. No resident will be allowed to install or have installed any devices whatsoever on the exterior of a unit without receiving prior written permission of the Board.

12-2. No trash, garbage, or other items may be left in any front entrance.

12-3. Drying clothes must be kept out of sight and below the fence level in the patio. No other unsightly items may be placed outside of any unit.

12-4. No aluminum foil, bed sheets or other unsightly items may be used for window or door coverings. Broken or cracked windows must be replaced promptly.

12-5. Any patio or carport area visible to the public shall not contain unsightly material.

12-6. Garage, patio and yard sales are permitted only with prior written permission of the Board.

SECTION 13 - RECREATIONAL FACILITIES

TO BE PUBLISHED LATER

SECTION 14 - SWIMMING POOL RULES

TO BE PUBLISHED LATER

SECTION 15 - REMEDIES

VIOLATION OF THE COVENANTS AND/OR THESE RULES AND REGULATIONS MAY RESULT IN ANY OR ALL OF THE FOLLOWING REMEDIES:

15-1. A warning letter from the Association requesting that the resident comply with the Rules and Regulations. Noncompliance shall result in loss of recreational facility privileges and possible legal action.

15-2. The Association may enter a resident's patio-carport area where a violation exists, with the owner's permission, and summarily abate and remove, at the owner's expense, any structure, thing, or condition that may exist contrary to the Governing Documents and these Rules and Regulations.

15-3. The Association may assess an owner for damages caused by the owner, resident, guest, or pets. The fine may be up to \$50.00 plus all costs involved in correcting the violation. The Association may charge an additional \$50.00 for every 15 days the violation exists.