

CHICHESTER HILL TOWNHOUSE ASSOCIATION, INC.

RULES AND REGULATIONS

ASSESSMENTS

Monthly assessments are due on or before the first of each month and considered late if not received by the 15th of each month. Insurance assessments, if billed annually, are late if not paid within 30 days of the billing date. A Late Handling Charge of \$25.00 will be assessed for fees not received by the late date.

EMPLOYEES

No owner, resident or guest shall direct or reprimand any employee of the Association or any tradesperson working under the direction of the Association manager. Refer all questions to the Association manager.

GARBAGE

Garbage dumpster is for the use of residents only. Boxes must be broken down before being placed inside dumpster. Please do not leave garbage outside or around dumpster as this attracts animals and insects.

GUESTS, PARTIES, PUBLIC SALES

Owners are responsible for their activities and those of their guests. Noisy and objectionable activities that disturb neighbors are not permitted. Public sales are strictly prohibited on the property. In the event of a resident's death, a request from family to have an Estate Sale may be considered by the Board.

BUILDING AND EXTERIOR ALTERATIONS

The architectural integrity of all buildings is to be maintained. Exterior alterations such as enclosing patios, installing skylights, adding awnings, changing paint colors, planting in common elements, etc. are not permitted without prior written approval from the Board of Directors.

WATER DAMAGE

All interior water damage to ceilings, walls, flooring, carpets, drapes or furnishings **is** the responsibility of the owner. Homeowners are encouraged to have their own HO insurance policy for interior damage.

NOISE

Precautionary measures should be taken to avoid disturbing the peace and tranquility to which neighbors are entitled. Noise complaints should be referred to the managing agent.

PARKING

- Automobiles are only to be parked in the owner's garage or on Chichester Place. Overnight parking on Chichester requires a parking permit, easily obtained from Alamo Heights Police Department.
- Parking on the common rear driveway is prohibited. The only exception is when service, maintenance, emergency vehicles are on premises for the purpose of providing service to the property or an individual unit. Initial violators will be warned. Continued violators will be towed at owner's expense.
- Parking on N. New Braunfels is visitor parking only. Guests or unit owners may not park their cars in visitor parking areas for periods exceeding 24 hours without notification to the Association manager. Service vehicles may not be parked in the visitors' lot for longer than four hours.
- Car washing is strictly prohibited on property.

PETS

No more than 2 dogs, cats or other usual household pets may be kept in any unit. Dogs must be walked on a leash. When dogs defecate on property, the owner must clean up after the dog.

SERVICE REQUESTS AND SUGGESTIONS

- All requests for services, maintenance, suggestions, rule violations/compliance, etc. relating to the property must be directed to the Association manager.
- Owners are responsible for all maintenance of the interior of their units and limited common elements.
- Owners are responsible for damage originating in their units that affect the common elements and/or adjacent units. Association is not responsible and will not become involved in resolving, settling, negotiating, etc. damage claims between unit owners.

LANDSCAPE

Owners are responsible for maintaining trees in limited common areas to the same standard as trees in common areas. Violators will be warned and given 60 days to comply. In the event of non-compliance after 60 days, the Association may have trees in limited common areas trimmed at owner's expense.

SIGNS

No owner shall permit any signs, pictures, banners, posters or other objects of any kind to be displayed to the public view from his/her unit or from the limited common elements appurtenant to his/her unit without the prior written approval of the Board of Directors.

STORAGE

No owner shall store any dangerous, explosive or inflammable liquids or similar materials in his/her unit or on the common elements.

STREET USE

The driveways of the complex are not considered safe play areas.

BARBECUE GRILLING

Barbecue grilling on the common elements is strictly prohibited.

Revised 2015

ASSOCIATION'S RESPONSIBILITIES

1. Driveways
2. Chichester Place sidewalks and interior sidewalks on North New Braunfels
3. Retaining walls
4. Storm water drainage and sewer lines
5. Sanitary sewer lines exterior
6. Irrigation sprinkler lines, heads, controls serving multiple condos
7. Irrigation sprinkler controls (outside of privacy wall serving one condo only)
8. Water supply lines between meter and point of condo entry
9. Individual condo water supply cutoff valve
10. Electrical supply lines between meters and interior breaker panels
11. Security lighting and lamp posts
12. Exterior front entry lighting fixture
13. Masonry patio enclosure privacy walls
14. Exterior concrete stairways
15. Exterior sidewalk railings
16. All roof surfaces including roof jacks, flashing, etc.
17. Original skylights
18. Roof and entry mansard fixtures
19. Guttering and downspouts
20. Roof framing including garages
21. Exterior termite control
22. *Exterior masonry and wooden walls including garage walls
23. Exterior chimney structures
24. Framing, trim, and painting of exterior garage doors
25. Lawn mowing
26. Leaf raking/blowing in common elements

27. Tree trimming and shrub pruning in common elements and, in the case of owners not in compliance with the landscape requirements in the Rules and Regulations, in limited common elements (at owner's expense).
28. Fertilizing of plants, trees, shrubs in common elements

* "Patio" or "atrium" areas are not considered exterior if enclosed full height on all sides and are only open above.

OWNER'S RESPONSIBILITIES

1. Sanitary sewer lines and interior condensation line from air conditioners
2. Interior water lines and lines from hot water heaters
3. Irrigation sprinkler lines and individual sprinkler heads inside privacy walls
4. Individual breaker panels and all interior electrical wiring
5. Decorative tree lighting
6. Replacement bulbs for exterior entry lighting
7. Wooden patio and balcony fencing
8. Gates to individual condo units
9. Iron and wooden balcony and roof deck safety railings
10. Carpeting or Astroturfing over garage roofing
11. Chimney flue extensions, flue caps and flue cleaning
12. All windows, including panes, frames, burglar grids, screens, casings and interior caulking areas
13. All doors, including locks, interior weather stripping, casings, etc.
14. Overhead garage doors, including activators, controls and tracking
15. Air conditioning units
16. Hood and toilet exhaust systems
17. Tree and shrub pruning within masonry privacy enclosures
18. Any area or structural feature added, enclosed or modified by an owner becomes the responsibility of that owner to maintain, repair or replace

19. All interior water damage to ceilings, walls, flooring, carpets, drapes or furnishings is the responsibility of the owner. Homeowners are encouraged to have their own insurance for interior damage.
20. All legal costs associated with an owner's unit and incurred by a unit owner, his/her tenants, and their guests shall be the sole responsibility of and assessed to the unit owner.