

# **LAKES OF SOMERSET HOMEOWNERS ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

In order to carry out the mandates of the Declaration of Restrictions, Covenants, and Conditions, the Articles of Incorporation, and the By-laws of the Lakes of Somerset HOMEOWNERS Association, Inc. the Board of Directors has adopted the following Rules and Regulations. These Rules and Regulations have been adopted to more clearly define the intent of the above documents. They are intended to protect health, promote safety, preserve the natural environment, and to promote harmony and tranquility within the development. They will be enforced uniformly to all owners, tenants, and guests. They are designed to affect only those activities of a common nature occurring on common open space and not to regulate the private and personal lives of the members.

The Rules and Regulations are organized under the following broad categories:

1. Tenants
2. Common Open Space
3. General
4. Sanctions

### **1. TENANTS**

Any owner of a lot with a home may lease or rent the entire home and lot to any person without approval by the Lakes of Somerset Homeowners Association, Inc.. Partial leases or rentals are not permitted. However, the Association does have the following minimum requirements concerning tenants which must be followed. These requirements are set forth to assist tenants and to involve them in the life of the community and not to adversely affect an owner's right to lease property.

A. Any owner leasing their entire home and lot must furnish the name and address of the tenant to the Association. The owner must also furnish the new address of the owner for Association records.

B. The term of the lease shall not be less than six months.

C. The lease form shall have a clause which states that the tenant shall abide by the Rules and Regulations, and the Architecture and Landscape Guidelines of the Association. The tenant also assumes responsibility for guests using Association property.

D. The owner shall assume all responsibility for actions of tenants and guests. Therefore, a copy of the Rules and Regulations, and the Architecture and Landscape Guidelines shall be furnished by the owner to the tenant with the lease.

E. All owners are required to supply a telephone number where they can be reached in an emergency or for other official LOS business. All owners are required to supply an email address for the purpose of official communications and semi-annual dues statements. If an owner is leasing their home, owner must furnish a telephone number and email address of the tenant to the Association.

## **2. COMMON OPEN SPACE**

The wooded and natural open spaces are intended for the quiet and peaceful use of the owners, residents, and guests. The intent is to preserve these areas for the enjoyment of the members. The following regulations are designed to protect the trees, bushes, plants, animals, birds, and others from harm or molesting by persons or pets.

- A. The carrying or discharge of any firearms on common property is prohibited except for those specifically authorized by the Association. Firearms shall include rifles, shotguns, revolvers, air pistols, pellet guns, air guns of all kinds, bows and arrows, crossbows, traps, and snares.
- B. Firecrackers and fireworks are not permitted.
- C. Trees, bushes, and shrubs shall not be defaced or cut down. The Association shall provide for necessary maintenance as needed.
- D. Open fires, burning charcoal or other flammable material is not permitted without express written approval from the Association.
- E. Owners of pets are responsible for their actions on the open space. They shall be under control at all times so as not to bother, endanger, or be a nuisance to animals, birds, or persons using the open space.
- F. No littering or depositing of refuse or grass clippings is permitted on the open space.
- G. No motorized vehicles of any type are permitted on the open space including those as small as motor bikes or go-carts.
- H. No swimming permitted in lakes. The use of this area limited to owners, tenants, and their accompanied guests.
- I. The landscaped entrance ways and signs at the entrances to Lakes of Somerset are maintained by the Association. No cutting is permitted of the plant material, no signs may be placed on the property, and no defacing of the Lakes of Somerset sign or alterations to it are permitted. The adjacent fence and landscaping areas will also be maintained by the Association.

## **3. GENERAL**

These Rules and Regulations apply throughout the community and are intended to promote the peaceful and tranquil lifestyle intended in the development of Lakes of Somerset. These rules and regulations are intended to permit freedom, while at the same time, protect privacy and enhance property values. The following are set forth with the above principles as a base.

- A. Pets are permitted as provided in the Declaration. However, the right to own and maintain a pet carries with it the responsibility to accept liability for actions by pets. The following rules apply to pets in Lakes of Somerset.
  - 1. Dogs and cats may not run loose.
  - 2. Dogs and cats must be walked with a leash or under strict voice control within a distance of a leash.
  - 3. Dogs kept outdoors in a pen may not disrupt the neighborhood by continuous barking.
- B. Motor vehicle laws of the State of Texas and the city of Colleyville apply to all roads in Lakes of Somerset. These roads are used by pedestrians, bicycles, and motor vehicles. Therefore, drivers

are urged to use caution. In order to provide safety, the Association will inform the city of repeated speeding or dangerous driving to assist in the protection of the community.

- C. Trash, garbage and recyclable materials shall be placed in covered containers or strong plastic bags which prevent access by animals, birds or insects, spreading litter or causing a health hazard. The containers shall not be placed in front of a residence for collection prior to 4:00 p.m. on the day before the scheduled collection time. Empty containers shall be removed from the front of the residence, within 10 hours after collection. At no time shall trash containers be placed on any porch on the front portion of the residence, and shall only be placed street side for collection.
- D. Emergency auto repair or infrequent scheduled maintenance on motor vehicles performed in the rear driveway of one's residence is acceptable. Such repair or maintenance work shall not be performed on any street in Lakes of Somerset nor shall such work be performed on any unpaved area of any lot located in Lakes of Somerset. Other automobile repairs which constitute more than scheduled maintenance items is disruptive of the quiet and peaceful goals of Lakes of Somerset and it shall not be permitted.
- E. No yard, garage, tag, estate or other similar sales shall be permitted in the Lakes of Somerset addition.
- F. The Architectural Landscape Guidelines for the Architectural Control Committee are a part of the Lakes of Somerset Homeowner's Association, Inc. Rules and Regulations.
- G. No boats, trailer, mobile home, camper, boat trailer or similar wheeled vehicle shall be stored or parked on any lot except in a closed garage or out of view in a storage unit, or enclosed portion of such lot out of view from neighbors and street views.
- H. Fines for Violations: \$25.00 per day, per violation of Rules and Regulations or Declarations of Restrictions, Covenants and Conditions.
- I. Any change to a property in the Lakes of Somerset that comes within the jurisdiction of the Architectural Control Committee and the applicable rules and regulations of the LOS without first obtaining advance approval will result in the automatic imposition of a \$500.00 charge.

#### **4. SANCTIONS**

In the spirit of community it is anticipated that these rules and regulations will be followed and adhered to by residents of Lakes of Somerset. The Association may remind residents of these rules and regulations from time to time for those who forget. However, willful flagrant violations by persons who repeatedly violate these rules and regulations will be subject to fines or sanctions or both as determined by the Board of Directors. In its discretion, the Board of Directors may impose fines of up to \$25 per day for each day of a violation, after the party has been given ten (10) days notice to comply.