

MAPLEWOOD SQUARE

COUNCIL OF CO-OWNERS

RULES AND REGULATIONS FOR MAPLEWOOD SQUARE CONDOMINIUM

1. A Co-Owner and/or tenant shall not place or cause to be placed in the public halls, walkways, stairways, carports or other common areas and facilities, or limited common areas and facilities, other than the areas designated as storage areas, any furniture, packages, or objects of any kind. The public halls, walkways, and stairways shall be used for no purpose other than for normal transit through them.

2. No animal shall be kept or housed in or upon any Unit premises except household pets. Such pets may not be kept or bred for any commercial purpose and shall be cared for and restrained in such a manner as not be obnoxious or offensive to any other Co-Owner and/or tenant on account of noise, odor, or unsanitary conditions. No savage or dangerous animal shall be kept or housed within any Unit or upon the common elements. No pets may be permitted to run loose upon the common elements and any Co-Owner and/or tenant who causes any animal to be brought or kept upon the premises of the Condominium Property shall indemnify or hold harmless the Council for any loss, damage, or liability which the Council may sustain as the result of the presence of such animal on the premises. A Co-Owner and/or tenant shall be responsible for the repair of any and all damage or loss resulting from the acts of any animal kept by such Co-Owner and/or tenant upon the premises of the Condominium Property. An owner or tenant shall be liable for clean up of any feces deposited by his/her pet on the common elements.

3. No Unit Co-Owner and/or tenant of a Unit shall post any advertisement or posters of any kind, including real estate signs, in or on the Unit or the Condominium Property, or hang anything in any window, except as authorized, in writing, by the Board. No clotheslines or similar devices shall be allowed on any portion of the property by any person, firm, or corporation without the written consent by the Board; no rugs, etc., may be dusted from the windows of the Units, and rugs, etc., may only be cleaned within the Units and not in any other portion of the property; and all garbage and trash shall be disposed of in accordance with regulations adopted by the Board and in facilities provided for such purposes.

4. Co-Owners and/or tenants of Units shall exercise extreme care to minimize noise and to use musical instruments, radios, television sets, amplifiers or other loud speakers in said Units so as not to disturb the other persons and parties occupying Units, and not to play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set, or other loud speaker in any Unit between the hours of 11:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the Condominium Property.

5. No Co-Owner and/or tenant of a Unit shall install wiring for electrical or telephone installations, nor install any type of television antennae, machines or air-conditioning equipment, etc., except as authorized, in writing, by the Board, in, within, on, or outside a Unit or any of the common elements.

6. No Co-Owner and/or tenant of a Unit shall use the patio of a Unit for the drying of laundry or the airing of bedding, nor alter the exterior appearance of said patio nor enclose the same, nor use or install any screening, blinds, or shielding devices upon such patio unless approved, in writing, by the Board.

7. Each Unit Co-Owner and/or tenant of a Unit shall maintain in good condition and repair his Unit and all interior surfaces within or surrounding said Unit (such as the surfaces of the walls, ceilings, floors), whether or not part of the Unit or common elements, and to maintain and repair the fixtures therein and pay for any utilities which are separately metered to his Unit, as more particularly set out in the Declaration.

8. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn, or other outbuildings shall be permitted or used on the property at any time temporarily or permanently, except with the prior written consent of the Board; provided, however, that temporary structures may be erected for use in connection with the repair or rebuilding of any building or portion thereof. No camper or van shall be utilized, temporarily or otherwise, on the property, except to drive onto, drive off from, or park unoccupied on the property.

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9. No vehicle shall be parked in driveways. For a period not to exceed 48 hours, family, guests, and invitees of Co-Owners and/or tenants may park their vehicles in the guest parking areas* within the property provided for such purposes. The garage areas shall not be used by the Co-Owners for parking or storing boats, trailers, camping units, or any inoperative or rarely used personal vehicles, and the Board may insure the proper use of said areas in such legal manner it deems necessary.

10. There shall be no washing of motor vehicles of any kind on the premises at any time.

11. Motorcycles, motorbikes, motor scooters, or other similar vehicles shall not be operated within the property except for the purpose of transportation directly from a parking area to a point outside the property, or from a point outside the property directly to a parking area.

12. Any Co-Owner and/or tenant of a Unit installing a washer and/or dryer in their Unit shall, within the discretion of the Board, may be assessed a monthly charge, in addition to the regular maintenance fee, for the extra utility usage.

13. Any Co-Owner and/or tenant not permitting access to their Unit for periodic repairs and maintenance inspection to that Unit's air handler and/or any other common or limited common elements shall assume total responsibility for expenses incurred from such actions. Failure to provide the manager a key to the locks on exterior doors of the Units shall be deemed a violation of the right of access rule.

14. No Co-Owner and/or tenant shall paint or otherwise decorate or change the appearance of any portion of the exterior of their Unit or of the building, including windows and exterior doors of the Units. Draperies and/or window coverings visible to the public must be consistent with the overall appearance of the complex. It shall be within the discretion of the Board to request removal of any items visible to the public not meeting these guidelines.

15. Maintenance fees not postmarked by the 5th day of each month shall result in an assessment to the Co-Owner of \$25.00. Maintenance payments not postmarked by the 5th of the month will not be accepted without the late fee.

16. Upon ten days written notice by certified mail, electrical service will be discontinued to any Condominium Unit which is more than thirty days in arrears with maintenance assessments.

17. A charge of \$10.00 will be assessed for any additional copy of the Declaration and By-Laws. A charge of \$10.00 will be assessed for each completed information form required by the Texas Real Estate Commission earnest money contract forms covering the sale of Condominiums. These fees must be paid in advance when requesting either of the above.

* These include the four spaces in front of Units 107 and 108 on the Dunlap (West) side of the property and the four spaces in front of Units 121 and 122 on the Queensloch (North) side of the property.

Revised 6/13/89