

THE PINES CONDOMINIUM ASSOCIATION, INC.

12633 Memorial Drive, Houston, Texas 77024

Rules & Regulations

Revised April, 2002

A. General

1. Common sidewalks, driveways, entrances, hallways or other passageways shall not be obstructed or used for any purpose other than ingress or egress. In particular, these areas shall not be used for recreational purposes or as play areas. The Board of Managers has designated areas adjacent to Building 22 as play areas.
2. Residents shall conduct themselves in a manner appropriate to a condominium lifestyle, and in consideration of the close proximity of the residences and the common use of the properties and facilities. Without limiting the foregoing, no resident shall permit or make loud, disturbing or objectionable noise, whether through the use of a radio, stereo, television, musical instrument or other device.
3. Statues, birdbaths, feeders or "yard art" are not allowed on the common areas in the front or side of a unit. These items must be kept in the limited common areas.
4. The Association is not responsible for personal items or property stored or kept by the residents in any storage area.
5. Drapes, drapery lining or other window treatment visible from the exterior, shall be neutral, white or off-white in color.
6. Towels garments, rugs or other items shall not be permitted to hang in windows, patio or balcony areas or any other visible areas.
7. All persons who occupy a unit must be permanent residents. No more than six persons may occupy a three-bedroom unit. No more than four persons may occupy a two-bedroom unit. No more than two persons may occupy a one-bedroom unit.
8. The use of a unit as a hotel or for transient purposes is strictly prohibited. A permanent resident is any person who occupies a unit as his principal residence with a lease agreement providing for a lease term of at least six months. Names of all permanent residents must appear on the lease.

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9. Residents shall be responsible for the conduct of their children and guests, and shall pay all costs of any damage to Association property caused by these persons.
10. Residents may not plant flowers or plants in front of their unit or in any common area without prior consent of the Board of Managers. The Board of Managers reserves the right to remove anything planted without such consent.
11. Residents must obtain a parking sticker from the Association office for each vehicle expected to be parked on Pines Property. The following documents are required:
 - a. Purchase agreement, deed or lease for the unit
 - b. Valid Texas drivers license
12. Residents must notify the Association office of plans to move out, including dates(s) the movers will be on the property.
13. Residents and their guests must obey speed limit and stop signs posted on the property. Failure to obey the signs will result in an immediate violation assessment of \$50.00. Subsequent violation assessments will increase in \$50.00 increments up to \$250.00 per assessment.
14. Residents shall not place or store personal property within the common elements.
15. Upon noting a violation of any of these rules, (except traffic violations -- see 13 above) the Board of Managers will issue a violation notice to the responsible resident. In the case of a leased unit, a copy of the notice will be sent to the owner of the unit. The resident will then have three days to correct the violation. If not corrected, another violation notice will be issued. After another three days a third notice is sent. At this point a fine will be assessed the owner of the unit. If the violation has not been corrected within five additional days, the Board of Managers may initiate legal action.

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B. Balconies, Porches and Walkways.

1. Front and back entrances, patio entrances, upper and lower porch areas, stair landings and the walkways immediately in front of and behind a unit, must be kept free of all clutter, including furniture, bicycles, toys, discarded trash, etc., which would interfere with entering, passing by or exiting a unit.
2. Residents must maintain the general appearance of the community by keeping balconies, porches and walkways clean and uncluttered.
3. Only plants and appropriate balcony furniture is permitted to be left on balconies. Balconies may not be used for advertisement. Barbecue grills, exercise equipment, laundry storage, mops or any other personal items may not be left on balconies.
4. Plants must be placed on saucers or other containers to prevent overflow and drainage onto lower areas.
5. Throwing objects from a balcony, or shaking of rugs or mops off a balcony, is strictly prohibited.
6. The City of Houston fire code prohibits any open flame on the balconies or walkways within ten feet of the buildings. Therefore, barbecuing or other cooking is not permitted on balconies or walkways, and barbecue grills or other equipment may not be stored thereon.
7. Owners shall not modify, enclose or otherwise alter the exterior appearance of a patio or balcony without the prior written consent of the Board of Managers. (This includes installation of wire mesh or screens)
8. Owners shall not place or affix any decorative or other item or alter the exterior or common elements of any building, without prior written consent of the Board of Managers. In particular, no wiring, air-conditioning equipment, satellite dishes, antennae, machinery or equipment of any kind shall be installed, placed or affixed on the exterior of any building or common elements without prior written approval of the Board of Managers.
9. The Board of Managers shall give written notice to any owner whose patio or balcony is not maintained in accordance with these regulations. If, after five days from the date of such notice, the owner has failed to correct the violation(s), the Board shall either cause the violation to be corrected at the owner's expense, or initiate legal action, as the Board deems appropriate.

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C. Animals.

1. Animals (dogs, cats, birds, reptiles or any other household pet) weighing in excess of 30 pounds shall not be kept in any unit without the prior written consent of the Board of Managers.
2. Dogs must be kept on a leash at all times when outside the unit.
3. Animals are not allowed in the pool areas. Immediate violation assessments will be imposed if this rule is disregarded.
4. No more than two animals per unit shall be kept without prior written approval of the Board of Managers.
5. The owner is responsible for immediate removal of any excrement of his animal.
6. Residents shall not permit his/her animal to make loud noises or to otherwise become a nuisance or annoyance to other residents. Upon determining that an animal has become a nuisance or annoyance, the Board of Managers shall give written notice thereof to the owner. If, after a reasonable period of time under the circumstances, the animal continues to be a nuisance or annoyance, the animal shall be removed from the property.

D. Garbage.

1. Garbage and trash must be placed in sealed bags and disposed of in one of the eight dumpsters on the property.
2. Garbage or trash shall not be placed outside a unit, on front or rear balconies, porches or stairwells. Violations of this rule will be subject to violations procedures as outlined above.

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E. Pools.



Dorely L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

There are two swimming pools on the property. The West pool is designated the "Adult" pool, and is **restricted to use by persons 18 years of age or older.**

The East pool is designated the "Family" pool, and is available to all Pines residents and their guests; however, children under 12 must be accompanied by an adult 18 or older.

Both pools open annually on the second weekend in April, and close on September 30th.

Pool hours are 10:00 AM to 10:00 PM

PLEASE NOTE THAT THERE IS NO LIFEGUARD ON DUTY AT EITHER POOL. RESIDENTS AND GUESTS SWIM AT THEIR OWN RISK.

The following rules apply to both pools:

1. A Pines resident must accompany all guests. Trespassers will be subject to legal prosecution.
2. Food, alcoholic beverages, and glass of any kind are not allowed in the pool area.
3. Climbing or sitting on the fences is not permitted.
4. Pool entrance shall not be obstructed.
5. The pool gate will remain closed at all times.
6. Loud music or noise, running, horseplay, or any unsafe conduct, is not permitted.
7. All swimwear must be bathing suits. Shorts or cutoffs are not allowed.
8. Skates, skateboards, bicycles, etc., are not permitted in the pool area.
9. Pets are not allowed in the pool or the pool area.
10. Failure to follow pool rules will result in immediate dismissal from the pool area. Repeated violations will result in suspension of pool privileges.
11. ***The Board of Managers may suspend pool privileges of any owner, tenant or guest who repeatedly abuses pool rules and regulations.***