

Rules and Regulations
Braewood Glen Community Association

RULES AND REGULATIONS OF BRAEWOOD GLEN COMMUNITY ASSOCIATION, INC.

The following **Rules and Regulations** were duly adopted by the Board of Directors of **Braewood Glen Community Association, Inc. (BGCA)** hereinafter referred to as the "Board" on August 29, 2005 pursuant to authority conferred upon them by the Declaration of Covenants, Conditions and Restrictions governing Braewood Glen Sections One (1), Two (2), Three (3), Four (4), Five (5) and Seven (7). Each Owner of a property in the subdivision, together with their families, guests, occupants, and tenants shall be subject to these Rules and Regulations. Non-compliance with any of the following requirements, which include, but not limited to, house and yard maintenance, Architectural Control and Deed Restrictions, may result in a levying of a \$25.00 fee, hereinafter referred to as a "penalty". This penalty may be assessed per violation each and every month that the violation is not satisfied or corrected.

A. Properties (BGCA Public Areas)

Common Properties or Areas refer to, but are not limited to, the Clubhouse, Pool, Tennis Courts and Play Area.

1. There shall be no obstruction, or storage, or anything removed from the Public Areas, unless previously approved by the Board.
2. Each Owner shall be liable to the BGCA for any Damage caused by the negligence or willful misconduct of the Owner, family, guest or tenant.
3. No noxious or offensive behavior or activity shall be carried out in the public areas which, in the judgment of the Board, could cause unreasonable annoyance or nuisance to any other Owners.
4. Renters or users of the Clubhouse or Pool shall abide by the agreement appertaining to the particular area. No private use of the Clubhouse or Pool will be permitted without first completing and signing the agreement. Owners renting the facilities must be current with their Maintenance Fees and have no current Deed Restriction violations.

B. Architectural Control

Within the Board there is an Architectural Control Committee (ACC) responsible for approval of any changes to homes within the Subdivision. Forms for proposed changes are available from the Property Management Company.

1. Any structural additions or changes must be approved by the ACC prior to commencement of work. This includes, but not limited to, roofing, siding, patios and painting.
2. Homeowners wishing to paint the exterior of their houses must submit the appropriate form together with a sample of the proposed color. Only neutral earth tones of brown, tan, beige or grey will be acceptable.
3. Material and color of replacement roofs shall be submitted to the ACC prior to commencement of work. All buildings shall be roofed with composition shingles unless approved in writing by the ACC. Note that wood shingles or tin roofs are specifically prohibited.

4. No walls, fences, sheds or any other structure shall be erected, placed or altered on any Lot without the prior approval of the ACC.

C. Maintenance

The owner, occupants or lessee of each lot or residence is responsible, at their own cost, for keeping their lot and residence in a well-maintained, clean and attractive condition in accordance, but not limited to, the following BGCA requirements.

1. Houses are to be kept painted and maintained at all times.
2. Garage doors shall be painted to match the house colors and kept in good working order, and free from sagging or any other damage.
3. Gutters are to be kept in good repair at all times.
4. Windows are to be maintained with cracked or broken panes replaced immediately. No air conditioning units are to be installed in windows. Interior treatment of windows, as viewed from the street, is to be well maintained and neat and tidy.
5. Driveways are to be kept clean and free from oil, grease and weeds.
6. Graffiti is to be immediately removed from fences, walls, drives, etc.
7. Mailboxes shall be kept in a well-maintained, stable upright position and must meet the requirements of the U. S. Postal Service.
8. Each property must have the address number of the house clearly visible from the street.
9. Trees, shrubs and hedges shall be trimmed and maintained especially so that they do not restrict the visibility of drivers. Also trees overhanging sidewalks and roadways shall be pruned clear to give suitable headroom.
10. Yards, driveways and adjacent easements shall be kept clear of trash and debris.
11. Grass shall be regularly mowed and edged and flower beds kept clear of weeds. Vegetable plots or bare dirt shall not be allowed in the front yard.

D. Vehicles

1. No vehicle shall be parked or stored on the lot which is visible from the street or neighboring lot, other than a passenger vehicle or pick-up truck. Parking shall also be limited for a period not exceeding forty-eight (48) consecutive hours. For purposes of these regulations, the term "passenger vehicle" is limited to any vehicle displaying a passenger vehicle license plate, and the term "pick-up truck" is limited to a three-quarter (3/4) ton capacity pick-up truck.
2. No mobile homes, trailers, recreational vehicles or boats shall be parked on the property unless screened from public view.
3. No vehicle shall be parked on the front yard grass area.
4. No vehicle shall be parked on the driveway so that it blocks the sidewalk easement.
5. No inoperative vehicle shall be parked on the lot area or on the street. The City of Houston has the right to tow away such vehicles parked on the lot and the HPD has the right to tow away such vehicles parked on the public street.
6. No Commercial Vehicles and vehicles with more than one rear axle shall be parked on the street within the subdivision at any time. This is also a City of Houston violation.

E. Trash

1. All household trash shall be placed in the City supplied containers and kept out of sight until the time for trash collection. City supplied containers should be placed curbside no earlier than 6:00 p.m. the day prior to trash collection day.
2. Heavy trash is to be placed curbside in a tidy manner no earlier than 6:00 p.m. two (2) days prior to the specified day of pickup by the City.
3. Recycle bins shall also be kept from public view until they are placed curbside no earlier than 6:00 p.m. the day prior to the scheduled pickup day.

F. Animals

1. Only dogs, cats and other normal household pets may be kept on lots provided that they are not used for breeding or maintained for commercial purposes.
2. Pets must be physically confined within the property. When away from the property, the pet is to be kept on a leash at all times.
3. The pet's owner is responsible for keeping the property clean and free from pet debris and odors. When walking the pet, the owner is responsible for removing defecation from public areas and other lots.

G. Garage Sales

1. Garage sales are discouraged by the Board, as they can cause annoyance to neighbors and also they can create security problems.
2. If it is thought necessary to have a garage sale, the Board will permit no more than two (2) in any twelve-month period.
3. Garage sale signs are to be placed out in public view no more than one (1) day prior to the sale and must be removed immediately after the sale.

H. Basketball

1. All basketball hoops must be kept in good condition. Portable goals must be confined to the homeowner's lot.
2. Use of basketball hoops after 10:00 p.m. is not permitted. Basketball players are expected to ensure that no damage is caused to adjacent properties and not to become a nuisance to neighbors.
3. Playing of basketball shall be confined solely within the owner's lot, and shall not intrude upon neighboring lots or the public road. Also, courtesy is expected to be shown to anyone using the public right-of-way sidewalk.

I. Tenants

1. It is the responsibility of the Owner or Agent for the Owner to ensure that the tenant of the property is provided a copy of the **Declaration of Covenants, Conditions and Restrictions** together with these **Rules and Regulations**. Also, the tenant is to be provided with the telephone number and mailing address of the Property Management Company's office.
2. The Owner shall provide the Association with the name, mailing address and telephone number of the tenant. The Owner shall also provide the alternate mailing address and telephone number for the Owner. Any changes of address shall also be given in writing to the Association.

3. Tenants who reside in the subdivision shall have the right to attend and speak at all Association Board and Annual meetings. However, no tenant shall have a vote at these meetings unless by a properly executed proxy of the Owner.

A copy of these **Rules and Regulations** shall be mailed by regular mail to each Owner and resident in the Braewood Glen Subdivision prior to October 1, 2005 upon which date they become effective.

**BRAEWOOD GLEN COMMUNITY
ASSOCIATION, INC.**

BY: 
Harry Patel, President

DATE: 8/29/05

FILED
2012 MAR 14 AM 10:36
Stan Stewart
COUNTY CLERK
HARRIS COUNTY TEXAS