

**Rules and Regulations**  
**Belle Park Community Association Inc.**

529-91-0063

**BELLE PARK COMMUNITY ASSOCIATION**  
**RULES AND REGULATIONS FOR COMMON AREAS AND FACILITIES**

The Declaration of Covenants, Conditions, and Restrictions grants to all Association Members a right and easement of enjoyment in and to the common areas, and the Board of Directors the responsibility and authority to promulgate Rules and Regulations to govern their use.

**I. SWIMMING POOLS:**

1. The hours for the pool will be from 8:00 a.m. to 10:00 p.m. during the operating season.
2. No children under 12 are allowed without adult (18 or older) supervision.
3. Regulation swimwear only.
4. Guests must be accompanied by an Association Member or authorized tenant.
5. The Board reserves the right to limit the number of guests allowed to two people.
6. Glassware is prohibited within the enclosed pool areas.
7. Identification must be exhibited, if requested, in order to use any facility.
8. No running, excessive noise, or disorderly, annoying, or improper conduct including horseplay, loud radios and profanity are allowed.
9. No bicycles, skates, skateboards, tennis balls, hard rubber balls, pets or other improper objects are permitted within the pool areas.

**II. TENNIS COURTS:**

1. Operation of tennis court is from 8:00 a.m. to 10:00 p.m.
2. The tennis court shall be used on a first come basis; however, if people are waiting, court time shall be restricted to a maximum of one hour of continuous play.
3. Tennis court is exclusively for tennis; other activities are prohibited.
4. Swinging or climbing on the nets, windscreens, fences, and other tennis court equipment is prohibited and will be treated as vandalism.
5. Running, excessive noise, and disorderly conduct are prohibited.
6. No bicycles, skates, skateboards, pets or other objects other than tennis equipment will be permitted within the tennis court area.

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**III. TRASH:**

1. Conventional trash containers with lids must be used.
2. Trash must be placed in the designated trash area of the carport on collection days.
3. Association Members shall not place, or cause to be placed any furniture, packages or objects in the Common Area which cannot be hauled away within 36 hours under the regular trash hauling contract. Items which cannot be hauled away under the regular trash hauling contract will be removed at the expense of the homeowner.

**IV. PETS:**

1. Pets must be leashed at all times when in the common areas or kept within the confines of the pet owner's patio or unit.
2. Animals not penned or leashed will be turned over to Animal Control without warning or notice to the pet owner.
3. All owners of domesticated pets or any person possessing such pets are required to and are responsible for the immediate removal from all common areas, and the sanitary disposal of any and all fecal remains of said pet. This also includes homeowner's patio area.
4. No animal except a household pet shall be kept or housed on the premises. Such pet may not be bred for any commercial purpose. No savage or dangerous animal shall be kept or housed within the boundaries of the community. If such animal is identified, its owner shall be reported to the proper authority.
5. Any Association Member who causes an animal to be brought or kept upon the premises shall indemnify or hold harmless the Board for any loss, damage or liability which the Board may sustain as a result of the presence of such animal on the premises. The Association Member shall be responsible for repairs of any and all damage or loss resulting from the acts of his animal while kept upon the premises.

**V. FIRE:**

1. As per Houston Fire Codes, 17-10.3(e): "No person shall place, store, or keep or permit to be placed, stored, or kept any materials, the presence or burning of which would obstruct or render hazardous an exit." This code applies to motorcycles which must be parked in the parking areas.

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2. Fireworks are expressly prohibited, and violators will be prosecuted.
3. It is expressly forbidden to park vehicles in "NO PARKING" zones which have been set aside as emergency fire lanes.

**VI. VEHICLES:**

1. Vehicles such as RVs, campers, go-carts, unlicensed and/or unregistered vehicles, semi-tractors and/or trailers, mobile homes, or off the road vehicles will not be permitted on Belle Park Community Association grounds including carports. The carport areas shall not be used by the homeowners for parking or storing boats, canoes, trailers, camping units, or any inoperative vehicles (flat tires(s), expired license plates and/or expired safety inspection sticker), or the storage of anything unsightly as determined by the Board or the Architectural Control Committee. Firewood is acceptable so long as it is neatly stacked and not unsightly. Vehicles found to be in violation shall be towed at owner's expense after being given 72 hours notice attached to the vehicle.
2. Vehicles shall not be parked anywhere in the common parking areas for a period exceeding 72 hours. Parallel parking behind carports is absolutely prohibited and will be towed immediately at owner's expense.
3. Vehicles parked in common parking areas must be driveable, have no flat tires, and exhibit current license plates and inspection stickers. Violations shall be towed at the owner's expense after being given 72 hours notice attached to the vehicle.
4. Motorcycles, motorbikes, motor scooters, or other similar vehicles shall not be operated on 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.
5. Each homeowner is allotted two designated carport spaces for his exclusive use.
6. No one may park in another homeowner's designated carport area without the homeowner's express permission. Violations shall be towed immediately at the owner's expense.
7. Vehicles may be parked only in designated parking areas. Blocking entrances or other vehicles from entering and leaving their parking

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- areas or in "NO PARKING" zones or designated emergency fire lanes will be towed immediately at the owner's expense.
8. Vehicles may not be washed in either Association Member's parking area or common parking areas.
  9. The posted speed limit within the community is 10 mph, and must be observed by all.
  10. Vehicle operators must have a current, valid drivers license and meet and obey all state, city, and Belle Park Community Association traffic laws and rules and regulations.
  11. Any vehicle found in violation of these Rules & Regulations will be towed at owner's expense, without further notification.
  12. The wrecker service has the right to tow vehicles parked illegally as long as a picture of the illegally parked vehicle is taken.

**VII. SECURITY:**

1. Each Association Member is responsible for the safety and security of his home; however, installation of burglar bars, alarms, or wiring on the exterior of buildings will not be permitted without written permission from the Board through the Architectural Control Committee.
2. Suspicious or illegal activity should be reported first to the Houston Police Department, then to the current security service and the management. No report will be accepted without your name and address.

**VIII. GENERAL COMMON AREAS:**

1. Homeowners and residents are prohibited from changing, rearranging, or damaging any portion of the common areas, including landscaping.
2. Climbing on the roofs of buildings or carports or any portion thereof is strictly prohibited.
3. Association Members or tenants who are parents of or act as guardians for resident children, teenagers, or young adults will be held legally and financially responsible for their ward's actions and will be required to reimburse the Association for any damages done by their children, teenagers, young adults, or charges. Adults will be held responsible for their own actions.

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4. A child, teenager, or young adult involved in an act of vandalism who refuses to divulge his name and address will be turned over to juvenile authorities of the Houston Police Department.
5. Any Association Member or tenant who neglects to supervise or properly attend his minor child shall indemnify and hold harmless the Board for any and all damages or injuries sustained by said minor child.

**IX. ARCHITECTURAL CONTROL:**

1. Exterior areas are governed and controlled by the Board; use, change, or alteration will not be allowed without prior written permission from the Board.
2. No advertising signs shall be permitted except one "FOR RENT" or "FOR SALE" sign (not more than five square feet) per unit, which may only be displayed inside the window of the unit.
3. No business activities of any kind shall be conducted in any building or upon any portion of the common area.
4. Clotheslines shall be confined to the patio areas, out of sight from other homeowners.
5. Planting, gardening, or bordering of planted areas shall be prohibited outside the patio areas unless approved by the Board through the Architectural Control Committee.
6. No fences, hedges, plants, flower bed borders, or walls shall be erected or maintained except such as are installed in accordance with the initial construction, unless approved by the Board through the Architectural Control Committee.
7. No structure of a temporary nature (i.e., trailer, shack, barn, garage, or other outbuilding) shall be used on any portion of the property.
8. Windows shall be covered only with conventional drapes and/or blinds. The use of bed sheets, towels, aluminum foil and similar unusual material for this purpose is expressly prohibited.

**X. ASSESSMENT FEES:**

1. Assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the

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assessment shall bear interest at the rate of ten percent (10%) per annum, and the Association may bring an action at law against the homeowner personally obligated to pay the same, or foreclose the lien against the property. Interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment.

2. Homeowners have no right to withhold maintenance fees or assessments and are subject to actions described under Policies and Procedures.

**XL GENERAL**

1. No Owner/Occupant shall play upon, or suffer to be played upon, any musical instrument, or permit to be operated a TV, stereo, VCR, or radio loudspeaker in any unit, or any portion of the Common Area or on the patio or carport that at any time may tend to disturb or annoy other occupants of the buildings. Nor shall any Owner/Occupant make loud, disturbing, or objectionable noises, or talking in such manner as may disturb or tend to disturb occupants of other units at any time. No Owner/Occupant shall receive or transmit through the use of any device including but not limited to a ham radio any sounds that cause interference with the quiet enjoyment of any other Unit Owner.

No noxious or offensive activity shall be carried on in any unit or on or in the Common Areas nor shall anything be done therein which may be or become an annoyance or nuisance to other unit Owners/Occupants (such as honking horns, loud booming music, loud boisterous talking, drunkenness, abusive profane language, or loud parties.

The use or discharge of firearms, firecrackers, or other fireworks on the lots or Common Areas is prohibited.

2. It shall be the individual responsibility of each homeowner, at his own expense, to provide as he sees fit homeowners liability insurance, theft and other insurance covering personal property damage and loss.
3. Townhouses are single-family dwellings, and may not be rented for transient, multiple family, or hotel purposes.
4. Off-site homeowners will be responsible for the use of common areas and recreational rights to their tenants.

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5. Off-site homeowners must provide the management office with complete information on their tenants including: names of all who reside in the unit including children, home and work phone numbers.
6. In the event of a violation of any of these Rules and Regulations by a tenant, reasonable effort will be made to resolve the situation with subject tenant by homeowner. If agreements cannot be reached, the off-site owner will be fined as stipulated herein.
7. For the common good of all concerned, the Board has specifically forbidden garage sales. Violators will be dealt with as provided for under the provisions of Section XII.



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**XII. PENALTIES:**

1. The Board reserves the right to suspend the voting rights and right to the use of the recreational facilities by an Association Member for the period during which any assessment against his unit remains unpaid.
2. Upon violation by an Association Member, tenant or guest of any portion of the declaration or any of the Rules & Regulations, the Board may suspend said Association Member's right to use and enjoyment of all facilities for a period of thirty (30) days.
3. With the exception of parking violations, any violation of the rules and regulations contained herein will be subject to fines as follows:
  - Written warning for first violation
  - \$25 for second violation
  - \$50 for third violation
  - \$75 for each additional violation thereafter.

Fines for violations that are unpaid within a period of thirty (30) days will be subject to lien and foreclosure.

4. The Association Member, upon receipt of written notice specifying the violation and period of suspension, may:
  - a. Request an opportunity to meet with the Board of Directors at the next scheduled meeting and present evidence as to why the suspension should not be enforced.
  - b. The ruling of the Board of Directors shall be final.
  - c. These Rules and Regulations shall be incumbent upon all homeowners. Any violation of said Rules and Regulations by homeowners, tenants and/or guests will be the responsibility of the homeowners.

**XIII. ENFORCEMENT:**

The purpose of these Rules and Regulations is simply to try to enhance the quality of life for those of us who reside here. As a means of achieving this objective, we ask that anyone with knowledge of any violations please report same to the Belle Park Community Association office. Your identity will not be revealed. A subsequent investigation will be conducted and appropriate action taken.

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In addition, it shall be mandatory that any BPCA officer, director or employee having knowledge of any violations shall report same to the Association Manager who will take appropriate action as defined herein.

It is imperative that all Belle Park residents understand that satellite dishes or television antennas may not be installed on any of the common association property. This includes anywhere on the building, roof, fences and carports.

You may install a satellite dish on a pole located in your back patio area but the pole must be free standing and not attached to the building, roof, fence or carport.

ANY PERSON WHOSE PROPERTY IS DAMAGED OR WHOSE PROPERTY IS DAMAGED BY THE USE OF THE COMMON AREAS OR FACILITIES OF THIS ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIRS THEREOF.  
PROPERTY DAMAGE BY COLOR OR RACE IS PROHIBITED UNDER FEDERAL LAW  
THE STATE OF TEXAS }  
COUNTY OF HARRIS }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS TEXAS ON THE 30th DAY OF DECEMBER 1999 AT 10:13 AM.  
North Spring Texas 28

DEC 30 1999



*Bonnie A. Johnson*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

*Bonnie A. Johnson*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

1999 DEC 30 AM 9:13

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RECORDER'S MEMORANDUM  
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