

## Clayton Home Owners Association

### Rules and Regulations

The following **Rules and Regulations** were duly adopted by the Board of Directors of Clayton, Homeowners Association, Inc. hereinafter referred to as the "Board" on October 28, 2021 pursuant to authority conferred upon them by the Declaration of Covenants, Conditions and Restrictions governing the Clayton Home Owners Association (Clayton, Sec: 1 & 2). 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 Architectural Control and Deed Restriction violations, may result in a levy of a \$50.00 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. **Architectural Control** - In order to protect each individual homeowner's property value and privacy, it is required for any homeowner or group of owners, planning improvements or changes to their property(ies) to submit a request for Architectural Control Committee ("ACC") approval. This request is reviewed by the ACC to ensure compliance with the Declaration of Covenants and Restrictions.

If any change is made without obtaining ACC approval, the ACC may require the homeowner to remove the improvement(s) and/or change from the property at said owner's expense and is expected to be completed within not less than 30 days. The ACC form can be found at [www.Claytonhoa.com](http://www.Claytonhoa.com).

1. Any structural additions or changes must be approved by the ACC prior to commencement of work. This includes, but is not limited to, roofing, siding, painting, room additions, patio covers, sheds and play structures.
2. Homeowners wishing to paint the exterior of their houses must submit the appropriate form together with a sample of the proposed color. Forms submitted without actual paint samples will not be reviewed until samples are provided. **Only neutral earth tones of brown, tan, beige or grey will be acceptable.**
3. Material and shingle 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 are specifically prohibited.
4. No walls, fences, sheds or other structures that can be seen from the street, shall be erected, placed or altered on any Lot without the prior written approval of the ACC.

- B. **Common Areas (Public Areas)** - Common Property or areas refer to, but are not limited to the clubhouse, clubhouse parking area, pool, tennis courts and playground.
1. Nothing shall be removed from any common area unless previously approved in writing by the Board of Directors.
  2. Each Owner shall be liable to the Clayton HOA for any damage(s) 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 area which, in the judgement of the Board, could cause unreasonable annoyance or nuisance to other owners.

4. Renters or users of the Clubhouse or Pool shall abide by the agreement relating to each particular area. No private use of the Clubhouse or Pool will be permitted without first signing the agreement. Owners renting the facilities must be current with their maintenance fees and have no current deed restriction violation(s).

**C. Maintaining Individually Owned Property** - The Owner, occupants or lessee of any 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 with but not limited to, the following Clayton HOA 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, free from sagging or any other damage.
3. Gutters are to be kept clean and in good repair at all times.
4. Windows are to be maintained with cracked or broken panes replaced immediately.
5. Driveways are to be kept clean and free from oil, grease and weeds.
6. Graffiti is to be removed immediately from fences, walls, drives, etc.
7. Mailboxes shall be well maintained in a stable upright position and must meet U. S. Postal Service requirements.
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 mowed and edged regularly; flower beds are to be kept edged and clear of weeds. Vegetable plants or bare dirt shall not be allowed in the front yard.
12. The sidewalk in front of each house is to be maintained by the homeowner.

**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. 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. All vehicles must have current registration and be operable. Inoperable vehicle(s) may not be parked in a driveway or on the street. The Harris County Sheriff's Department has the right to tow such vehicles when parked on the public street.
3. No mobile homes, trailers, recreational vehicles, or boats shall be parked on the property if visible from the street or neighboring lot.
4. No vehicles shall be parked on the front or side lawn of any home.
5. No Commercial Vehicle(s) or any vehicle(s) with more than one rear axle shall be parked on the street within the subdivision at any time.
6. No non street worthy vehicles such as go-carts, motorized scooters or dirt bikes shall be driven on any street within the Clayton HOA.

RP-2021-709995

#### **E. Trash**

1. All household trash, garbage or other waste materials must be kept out of sight until the time for trash collection. Trash may be placed curbside no earlier than 6:00 p.m. on 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 trash pickup.

#### **F. Animals**

1. Only dogs and cats and other common household pets may be kept in homes provided they are not used for breeding or maintained for commercial purposes. No more than three (3) adult animals of each type of pet is permitted on each lot.
2. Pet(s) must be physically confined within the property. All pets must be on a leash when taken outside of the home.
3. The pets' owner is responsible for keeping the property clean and free from pet debris and odors. When walking the pet, the owner is responsible for picking up and removing feces from public areas and other lots.

#### **G. Garage Sales**

1. Garage sales are limited to two per home per calendar year.
2. Garage sale signs are to be placed outside no more than one (1) day prior to the sale and must be removed immediately after the sale.

#### **H. Basketball Goals**

1. All basketball goals must be properly maintained with regulation backboard, hoop, and net and kept in good repair. Portable basketball goals may not be laid on the ground when not in use. Bricks, rocks or any other items may not be stacked on the base of a portable goal to keep it in place. Homemade basketball goals are not acceptable.
2. Use of basketball goals after 10:00 p.m. is not permitted. Basketball players are expected to ensure that damage is not caused to adjacent properties and must not be a nuisance to neighbors when playing.
3. Playing basketball shall be confined solely within the owner's lot and shall not intrude upon neighboring lots and the public road. Courtesy is expected to be shown to anyone using the public sidewalk.

#### **I. Tenants**

1. It is the responsibility of homeowner 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. The tenant is to be provided the telephone number and mailing address of the property management office. A copy of those documents and contact information for the management company can be found at [www.Claytonhoa.com](http://www.Claytonhoa.com)
2. Any Owner leasing their home shall provide the Association with the name and age of all residents, as well as the mailing address, email address, telephone number and date and term of the lease. This information must be submitted to the management company within 30 days of lease being signed. The tenant information form can be found on [www.Claytonhoa.com](http://www.Claytonhoa.com).

3. It is the responsibility of the homeowner to ensure the tenant is abiding by the rules and regulations and will take necessary action(s) necessary to ensure compliance.

**J. Running a Business from Home**

1. A home office is allowed, as long as there are no signs, meeting of clients or equipment, such as but not limited to machinery or trailers, stored on the property.
2. No unlicensed assisted living, halfway house or group home may be allowed to operate within the association. Renting rooms in your home to three or more unrelated individuals is prohibited and considered running a business and is not allowed.

A copy of these Rules and Regulations shall be mailed by regular mail to each Owner of record in the Clayton Home Owners Association once filed with the county clerk's office and will become effective 30 days from the date mailed to said owners.

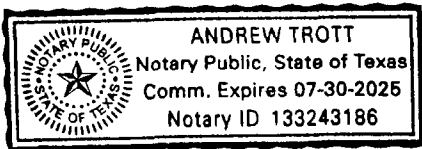
CLAYTON HOME OWNERS ASSOCIATION, INC.

By: *Tracy Jones*  
Name: Tracy Jones  
President of the Board of Directors of  
Clayton Home Owners Assoc., Inc.

Dated this 6<sup>th</sup> day of December, 2021

Before me, the undersigned authority, on this day personally appeared TRACY JONES, President of Clayton Home Owners Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that at least a majority of the Board of Directors approved these Rules and Regulations and that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Board of Directors for Clayton Home Owners Association, Inc.

Given under my hand and seal of office, this the 6<sup>th</sup> day of December, 2021.



*[Signature]*  
Notary Public, State of Texas

RP-2021-709995

RP-2021-709995  
# Pages 5  
12/13/2021 01:44 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2021-709995