

## USE OF COMMON GROUNDS

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**OUTSIDE FIRES / FIRE PITS / PATIO TORCHES** – “Except for barbecue fires (as permitted by these Rules), there may NOT be any exterior fires on the Property.” [ Community Manual / D-2 / pg. 22 ]

**AREA USE** – “Unless the Board designates otherwise, Residents may not use or abuse the landscaped areas, lawns, beds, and plant materials on the Common Elements.” [ Community Manual / F-2 / pg. 24 ]

**GARDENING** – “No person may perform landscaping, planting or gardening anywhere upon the Property without the Board’s prior written authorization.” [ Declaration of Condo Regime / 11.13 ]

**REIMBURSEMENT for DAMAGE** – “An Owner must promptly reimburse the Association for the cost of damage to the Property caused by the negligent or willful conduct of the Owner or persons for whom the Owner is responsible.” [ Community Manual / B-5 / pg. 21 ]

**PROTRUSIONS** – “An Owner or Resident may NOT cause anything to protrude or project through the boundaries of the Unit, such as the foundation, roof, or an exterior wall of a Unit. Examples of installations that may entail protruding wires or conduits include, without limitation, exterior horns, lights, speakers, or aerials.” [ Community Manual / H-2 / pg. 25 ]

**NO GARAGE SALES** – “Without the Board’s prior written permission, no person may conduct at the Property a sale or activity that is advertised or attractive to the public, such as garage sales, car sales, or estate sales. This section does not apply to marketing the sale of a Unit, unless combined with a prohibited activity. [ Community Manual / B-6 / pg. 21 ]

## TRASH DISPOSAL

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**RECEPTACLES Use** – “Resident will endeavor to keep the Property clean and will dispose of all refuse INSIDE Receptacles designated specifically by the Association or by the City for that purpose. Residents may NOT litter Common Elements (including the areas near their Unit).” [ Community Manual / J-1 / pg. 29 ]

**RECEPTACLE STORAGE** – “Except for consecutive twelve (12) hour periods before and after designated waste pick-up time (Wednesdays) / NO trash containers or recycling bins may be stored so as to be visible from neighboring or adjoining Units or from public or private thoroughfares.” [ 1st Amendment to the Rules - Community Manual / J-4 / pg. 30 ]

**EXCESS TRASH / ILLEGAL DUMPING** – “Residents will place trash entirely within the designated receptacle, and may place trash outside, next to, or on top of the receptacle. If receptacle is full, Residents should locate another receptacle to hold his trash. Boxes and large objects should be crushed or broken down before placed in a receptacle. Receptacles are to be closed at all times when not in use. Residents must arrange privately for removal of discarded furnishings or any unusually large volume of debris.” [ Community Manual / J-3 / pg. 29 ] (Call Texas Disposal Systems to schedule a special pickup)

**UNSIGHTLY ARTICLES** – “No article deemed to be unsightly by the Board shall be permitted to remain within any Unit so as to be visible from adjoining Units or from public or private thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles, toys and garden maintenance equipment shall be kept at all times (except when in actual use) in enclosed structures or screened from view. Service or storage areas shall be appropriately screened from view, and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scrap, refuse or trash shall be kept, stored, or allowed to accumulate on any portion of the Regime except within enclosed structures or appropriately screened from view.” [ 1st Amendment to the Rules - Community Manual / E-13 ]

**HAZARDS** – “Residents may NOT store trash inside or outside his Unit in a manner that may permit the spread of fire, odors, or seepage, or encouragement of vermin. Before discarding materials used in barbecue grills, Resident will ensure that the debris is thoroughly cold.” [ Community Manual / J-2 / pg. 29 ]