

BRIARWOOD HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS¹

1. **Compliance:** All owners shall properly and completely comply with each of the rules and regulations herein contained or hereafter properly adopted for the utilization of the common facilities so that all owners and their guests shall achieve the greatest utilization of such facilities compatible with the rights of the other owners thereof.
2. **Insurability:** Nothing shall be done in any residential unit, nor shall same be occupied or used for any purpose, nor shall any commodity, product, or personal property be kept thereon or therein which shall cause such improvements to be uninsurable against loss by fire or the perils included in an extended coverage endorsement under the rules of the State of Texas Insurance Commission or which might cause or warn any policy or policies covering said premises to be cancelled or suspended by the issuing company.
3. **Breach of Peace:** Owners and occupants of units shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, television sets, amplifiers, and any other instruments or devices in such a manner as may disturb or tend to disturb owners, tenants, or other occupants of the properties. No units shall be used or occupied in such a manner as to obstruct or interfere with the enjoyment of occupants or other residents of adjoining lengths, nor shall any nuisance, or immoral or illegal activity be committed or permitted to occur in or on any lot or upon any part of the common area of Briarwood.
4. **Obstruction of Common Area:** The common area is intended to provide vehicular and pedestrian movements within the properties as well as access to the dwelling units. The common area also provides beautification of the properties as well as privacy for residents through landscaping and such other means as shall be deemed appropriate. No part of the common area shall be obstructed so as to interfere with its use for the purposes hereinabove recited. No part of the common area may be used for general storage purposes, nor may anything be done thereon in any manner which shall increase the rate for hazard and liability insurance covering said common area and improvements situated thereon.
5. **Pets:** Not more than two small dogs, cats, or other usual small household pets may be kept in any dwelling unit, provided always that such household pets shall be allowed on the common areas only as may be specified under reasonable rules, therefore promulgated by the Board of Directors. Dogs must be kept on a leash while in the common area. Removal of pet elimination from the common area is the responsibility of the pet owner. Except as hereinabove stated, no animal, livestock, birds, or poultry shall be brought within the property or kept in or around any dwelling unit thereof.
6. **Signs:** No resident of the property shall post any advertisements, signs, or posters of any kind in or on the project except as authorized by the Board of Directors. One sign of not more than five (5) square feet in area advertising the merits of the property for sale or rent may be displayed.
7. **Flags:** The American Flag or Texas flag may be displayed on federal and State holidays. The flag may be displayed two days before and two days after said holidays. It must then be taken down.
8. **Seasonal Decorations:** Seasonal decorations may be displayed inside your fenced court yard. They may not be displayed on the common area outside your property, nor on the outside of your fence or gate. However, decorative wreaths may be placed on gates. All decorations may be displayed one week before the holiday and one day after and must then be removed. Christmas decorations may be displayed from December 1st through January 5th, and then must be removed.
9. **Parking:** Parking of automobiles shall be only in the places designated as parking. No vehicles shall at any time be parked in the alleyways or streets. Vehicles parked in the street are subject to towing at the owner's expense.
10. **Use of Driveways:** No storage of any object shall be permitted in the driveways or common areas. This includes, but is not limited to, all types of recreational equipment, jet skis, boats, ATVs, four-wheelers, travel trailers, utility trailers, recreational vehicles, basketball goals, and other items as deemed inappropriate by the Board of Directors. All driveways must be kept free of unreasonable accumulation of debris or rubbish of any kind. No auto repair or maintenance may be done in

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driveways or on common areas. Washing and waxing of vehicles is permitted in the resident's driveway.

11. **Driving on Common Areas:** No motor vehicles are authorized on the grassed areas of common property. For good cause shown, the Board may grant such permission as deemed necessary. Otherwise, the homeowner will be required to pay for damages to grass, water meters, or other damages that may result.

12. **Exterior Debris:** It is prohibited to hang garments, rugs, and/or any other materials from the windows or from any other facades of the dwelling units and/or to leave or store personal items outside the home or fences without Board of Directors approval. It is prohibited to throw any dust, trash, or garbage out of any of the windows of any of the dwelling units. It is prohibited to throw garbage or trash outside of the disposal areas provided for such purposes. Cleanup of trash, garbage or personal items (toys, cigarette butts, etc.) outside the home or fences will result in a first (1st) time fee of \$50.00 to have it cleaned up and removed. Second (2nd) time and all subsequent times of cleanup and removal will be charged at \$100.00 each.

13. **City Garbage Pickup:** Residents may place garbage for City pick up by 8 a.m., but not before 5 a.m. on Tuesday and Friday. Large trash pick up begins the 2nd and 4th Monday on the month.

14. **Exterior Placement of Wiring, Satellite Dishes, Etc.:** No owner, resident, or lessee shall install wiring for electrical, cable, telephone, satellite dishes, machines, air conditioning units or any other devices whatsoever on the exterior of the project or that protrude through the walls.

15. **Architectural Alterations, Modifications or Improvements:** No owner or other occupant of any dwelling unit shall make any alteration, modification, or improvement, nor add any awnings, patio covers or other devices to the dwelling units or remove or add to any planting, structure, furnishings or other equipment or object therefrom except on written consent from the Board of Directors. Architectural control of the foregoing shall be the responsibility of the Board of Directors or its appointed representatives, and no approval shall be granted without the submission of plans and specifications showing the nature, kind, shape, height, materials, color and location of the same with regard to harmony or exterior design and location in relation to surrounding structures and topography. House colors must be chosen from the earth tones color chart provided by the Board. Garage door, house body, and trim must all be the same color.

16. **Swimming Pool Rules:** Reasonable and customary regulations for the use of the swimming pool and recreation areas are described hereafter and shall be publicly posted at the pool. Owners and all occupants of dwelling units shall at all times comply with such regulations.

- a) There are no pool guards in attendance.
- b) Each owner assumes full responsibility for all persons gaining access to the pool through the use of his key.
- c) Pool use is restricted to Homeowners and Contract Tenants and their guests.
- d) Pool use from Sunday through Thursday is restricted to ADULTS ONLY from 6:30 p.m. to 8:00 a.m.
- e) Admission to pool is by key only. Gate to be locked upon entering and leaving.
- f) A key (one per household) will be issued to a Homeowner upon submission of a certificate of insurance naming Briarwood Homeowners Association as an additional insured on your homeowner's policy and payment of a nonrefundable key deposit fee. Contact the Property Manager for keys.
- g) Children under 15 must be accompanied by a parent or responsible adult.
- h) No pets allowed inside pool fenced area.
- i) No glass containers allowed inside pool fenced area.
- j) Each resident is responsible for cleaning up after themselves at the pool. Furniture must be returned to orderly fashion. Place trash in receptacles provided. Turn off bathroom lights and close the doors.
- k) Personal conduct must not interfere with other Homeowners or Contract Tenants' enjoyment of pool area.
- l) Guests must be specifically invited by an Owner or Contract Tenant. Owner or Contract Tenant assumes all responsibility for liability and conduct of their guests. Homeowner or Contract Tenant MUST accompany their guests at all times.
- m) Group parties of guest are not permitted.
- n) Failure to abide by pool rules will result in suspension of pool use privilege.
- o) Small children must wear swim pants. Diapers are not allowed.
- p) Evacuate the pool immediately if a diarrhea discharge occurs and report it to the Property Manager.

END OF RULES