

RULES AND REGULATIONS FOR THE TOWNHOMES AT KATY CROSSING
Approved by the Board 1-7-14 (Updated 8-7-17 with HOA contact information)

Address _____
MUST BE LISTED

RULES & REGS, CCR RESTRICTIONS

Below you will find selected parts of the Covenants of the Townhomes at Katy Crossing and the Rules and Regulations of the Townhomes. *This document is a part of your lease if you are a tenant.* You will be responsible for any violations.

Please take time to read through this document. You will find that these articles protect you and allow the kind of lifestyle you had hoped to attain in the Townhomes at Katy Crossing.

NEW FINE STRUCTURE FOR VIOLATIONS

First will be a warning
Second warning will be a onetime fine of \$25
Third will be a daily fine of \$25 until there is a noticeable difference.

There will be 4 neighborhood watchers; 2 on Kajon Cove and 2 on Janae Court.
Please make your tenants aware of this fine and instruct them that there will be no questions, it is mandatory and all yards will be observed.

THE TOWNHOMES AT KATY CROSSING

1. **Use Restrictions** - There shall be no more than 2 occupants per bedroom.
2. **Trash Cans/Recycle** - Garbage is picked up on Monday.
 - a. New laws governing City of Georgetown rules: **Garbage must not be put out before 5:00 PM** on Sunday and must be off the street Monday night by 7:00 PM
 - b. HOA RULE must be out of sight. They cannot be set on the side of house by the air conditioner or on the front porch. Containers may be stored in the garage or in the back yard only. If it can be seen at all there will be a fine.
3. **Improvements** - *Any and all changes to the exterior* of a unit require the advance *written* approval of the Architectural Committee including antennas, satellite dishes and landscape changes.
4. **Pets** - All pet droppings shall be immediately cleaned and removed by pet owner/caretaker. All pets must be restrained by a leash when outside the backyard of a unit. CITY LAW - No pets shall be allowed to run loose. "No animals or bird shall be allowed to make an unreasonable amount of noise, or become a nuisance." (Article IX Section 1 (b) CCRs of Townhomes at Katy Crossing.
5. **Yards** – Are the responsibility of owners to keep yards watered. Problems with yard care should be reported to the Board at katytownhomes@yahoo.com. Fines for not watering will be assessed. (see New Fine Structure for Violations)

Note: The Board had an Executive Session meeting in 2012; the subject was what the fines would be in the Townhomes at Katy Crossing HOA for ALL OWNERS including those who lease their property(s). It was voted "Approved" by your Board of Directors by a majority that ALL have to water yards, trees and landscaping bushes.

6. **Mandatory watering** of these lots will be imperative. If it is discovered that your lot is not being watered, you will be held responsible and will be fined.
7. **Basketball goals** – May be placed ONLY in front of your garage – not on the sidewalks. No hoops may be played in the street.
8. **Bicycles/skate boards and toys** - Not allowed to sit in front of house. They are to be kept out of sight.

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9. **Outdoor Grilling** – If you choose to grill in the front yard, remove grills immediately. It must not be visible from street.
10. **Moving out** – Nothing can be left out for the garbage truck that won't be PICKED UP. Cardboard box collapsed – anything that is not ordinarily considered 'GARBAGE' i.e., no oversized furniture, mattresses or cooking grills. These items must be reported to the Georgetown Sanitation Department BEFORE vacating premises. Arrangements must be made so that it is not set out BEFORE Sunday afternoons. That tenant or homeowner must make arrangements – you cannot just drive off and leave it.
11. **Parking**- No cars are to be parked on the sidewalks or across the sidewalk in driveway. (We try to accommodate those who walk or those walking their dogs from walking in the street.)
12. **Seasonal Decorations**- Must be taken down within 2 weeks of preceding holiday.

The above Rules and Regulations are in addition to and in compliance with:

ARTICLE IX USE RESTRICTIONS AND PROTECTIVE COVENANTS SECTION 1 OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES AT KATY CROSSING OWNER'S ASSOCIATION INC. which are given to all buyers at closing.

These Rules and Regulations and ARTICLE IX should be included in all rental leases. A signed copy acknowledging receipt of such by the renters should be mailed to:

THE TOWNHOMES AT KATY CROSSING, P.O. Box 2004, Georgetown, TX 78627.

FYI - Yard mowing takes place on Wednesday, weather permitting - if you have an animal in the backyard on that day; it will not be mowed. If your yard is not mowed because of animals being left outside or a locked gate, the mowing company will not backtrack to accommodate the resident. Please DO NOT WATER ON TUESDAY NIGHTS as this causes a problem for the mowing company.

Pertinent information from the By Laws:

Article IV Section 2:- The Association shall be responsible for mowing lawns, pruning trees and shrubs and maintaining plants in existing and defined beds. _

Section 3:.....OWNER'S RESPONSIBILITY....."to keep the Lot safe and clean at all times....."

- a. Prompt and regular removal of all litter, trash, refuse, debris and wastes, including any such items resulting from storm, flood or other casualty.
- b. Regular watering of all lawn, trees, shrubs and plants as necessary to keep them alive and healthy.
- c. Complying with all applicable governmental laws, ordinances, rules and regulations.
- d. The Owner or occupant of an Improved Lot shall provide reasonable access to the Association or its agents to perform Association responsibilities for maintenance...
- e. The Owner or occupant of an Improved Lot, at their own expense, may plant flowers, shrubs and other ornamental plants in existing defined Landscaping beds.

Article IX Use Restrictions and Protective Covenants

- b. **Animals.....**No animal or bird shall be allowed to make an unreasonable amount of noise, or to become a nuisance. No structure for the care, housing or confinement of any animal or bird shall be maintained so as to be visible from neighboring property
- c. **Antennas.** Without the prior written consent of the Committee, exterior antennas, aerials, satellite dishes, or other apparatus for the transmission of television, radio, satellite or other signals of any kind shall be placed on any Lot. ...No radio signals, television signals or any other form of electromagnetic radiation shall originate from any Lot which may unreasonably interfere with the reception of television or radio signals on any other Lot.
- d. **Temporary Occupancy.....**No trailer, basement or any incomplete building, tent, shack, garage or barn and no temporary building or structure of any kind shall be used.....

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- e. **Trailers, Boats and Motor Vehicles**.....no mobile home, trailer of any kind, truck, camper, motorized recreational vehicle, permanent tent or similar structure, boat or private driveway in such a manner as will be visible from neighboring property, private drive, or a public street..... inoperable motor vehicle of any type shall be kept, placed, maintained, constructed, reconstructed or repaired upon any property or street
- f. **Nuisances**. No rubbish or debris of any kind shall be placed or permitted to accumulate and no odors shall be permitted to arise....no exterior speakers, horns, whistles, bells or other sound devices, except security devises used exclusively for security purposes, shall be located, used or placed on any property.
- h. **Trash Containers and Collection**.....containers shall not be maintained so as to be visible from neighboring property except, to make the same available for collection.
- i. **Clothes Drying Facilities**. Outside clotheslines or other facilities for drying or airing clothes shall not be erected, placed or maintained.... *Without written permission from the owners.*
- n. **Diseases and Insects**....*shall not permit anything or condition which will induce, breed or harbor* plant diseases or noxious insects.
- p. **Signs**. No signs whatsoever (movable or affixed), including, but not limited to commercial, political and similar signs, which are visible from neighboring property shall be erected or maintained on any Lot except: For Sale Signs. An Owner may erect one sign advertising the property for sale or for lease.
- t. **Lighting**. No lighting or illumination shall be placed upon any Lot in such a manner as to cause unreasonable glare or illumination on any other Lot.

Section 2. Use Restrictions.

- a. All Lots shall be used solely for single family residential purposes.
- b. No lot shall be leased or rented for less than thirty (30) days.agreements must be in writing and must be subject to the Declaration, Bylaws an rules and regulations.

HOA Contact Information:

Email: katytownhomes@yahoo.com

Signed: _____
Tenant (Print)

Tenant (Print)

Phone #'s _____

Cell _____
EMERGENCY ONLY