

**Made a Part of BY-LAWS OF  
QUAIL SPRINGS PHASE 1 HOMEOWNER ASSOCIATION, inc  
Architectural Guidelines for Exterior Improvements and Conformity**

Prepared and Approved by Board on October 18, 2016 for Publication

**Windows:**

Windows original to construction:

Type: Single pane aluminum

Color: Anodized Bronze

Upgrade preapproval granted for:

Vinyl or Aluminum double or single pane

Color: Anodized Bronze or Dark Chocolate

No storm windows

Recommended: Jeld-Wen (Lowe's product)

Vinyl Double Hung

Colonial Grille

Dark Chocolate

**STORM DOORS:**

Only restriction is color

Anodized Bronze or Dark Chocolate

**ENTRY DOORS:**

6 Panel Steel or Fiberglass

No Windows

Color: Glidden Semi-gloss Classic Liberty Red

**PATIO DOORS**

Sliding single or double pane

Color: Anodized Bronze or Dark Chocolate

Recommended: Jeld-Wen (Lowe's product)

**PATIO SCREENING:**

Screen wire constructed of fiberglass

Black

Must be installed tightly with no exposed seams

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**Rules and Regulations with Fine**

1. No pit-bull or pit-bull mix dogs allowed on property
2. No parking of trailers, boats, campers or use of parking areas for a business purpose. Bylaws prohibit business activity in the units.
3. Four pets per unit, per City Code (SS 8-37)
4. No excessive noise after 10 PM weekdays and 12AM (Midnight) weekends.
5. Dogs must be leashed at all times when outside of the condo. This includes inside of private patios. Fines will be issued of \$25.00 after one (1) warning
6. Owners must pick up after their pets. If owner is caught they will be given a warning, if caught again they will be fined \$25.00
7. Owners shall maintain their private courtyards, patios and balcony's in good clean "FIRST CLASS" condition (ARTICLE 8.1). A \$25.00 fine will be issued if a 2<sup>nd</sup> complaint is received within 30 days. Another fine of \$100.00 will be issued for continued violation.
8. Disturbance complaints to the office will be noted. Warnings are issued about the complaints. A \$25.00 fine will be issued if a 2<sup>nd</sup> complaint is received within 30 days. Another fine of \$100.00 will be issued if more complaints are filed within 30 days. Any party involved may meet with the board at the monthly meeting to discuss and resolve continuing problems. Call the office to be placed on the agenda.
9. Renters of any unit are to abide by the same rules, regulations and bylaws of the community. (ARTICLE 13.2)
10. All leases on units within Quail Springs Condominiums shall include a 'condo clause' and evidence of said clause should be provided to HOA Management office within 30 days of new lease as well as contact information for each Resident. Failure to maintain adequate records will result in a \$25.00 fine which may be reassessed monthly until file is updated. (ARTICLE 13.2)
11. All homeowners are to present the board with a plan and request prior to planting any bushes, trees, or flower bed. Homeowner will be responsible for Maintenance and care. Vegetable Gardens are strictly prohibited on common grounds.
12. Safe rooms need to be approved by the board before installation.

13. Cigarettes shall be disposed of in proper containers. Fines will be issued after 1 warning.
14. No furniture, appliances or trash is to be placed in the area around the community dumpsters. It is the homeowners' responsibility to have these items removed. Violation of \$25.00 for the 1<sup>st</sup> occurrence, \$50.00 for the 2<sup>nd</sup> occurrence and up to \$100.00 for the 3<sup>rd</sup> occurrence. No washing of vehicles (cars, trucks, or motorcycles) is allowed.
15. Working on vehicles in the parking area is not allowed. If vehicle does not run it may be tagged and towed at the owners' expense. (ARTICLE 13.12)
16. Vehicles leaving oil spots in parking area will result in the Unit Owners being fully responsible for cleanup of their assigned parking spot. (ARTICLE 13.12)
17. Vehicles may not park outside of their assigned parking spots. Violators will be towed, without notice, at the owner's expense.
18. Any large remodeling jobs done by contractors, you will need to inform the office 24 hours prior to the start of the construction.
19. Unit owners are to maintain all plumbing in good working order and shall not overlook fixtures not working properly. Failure to repair leaks within 48 hours could result in Unit owner being responsible for any excess water over the monthly average.
20. Unit owners with private water spigots will be fully responsible for maintaining the water lines during winter seasons. Should water lines freeze and cause damage, then responsibility will be that of the Unit Owners.
21. When plumbing work is scheduled, the office must have prior notice. All unit Owners will be notified via email 24 hours prior before the water is shut off, unless there is an emergency.
22. Charcoal grills are prohibited from all balcony's and patio areas. Gas grills are allowed ONLY in limited courtyard areas when in use. Fines will be issued after 1 warning.

**LEASE ADDENDUM CLAUSE:** A violation of the restrictions of the Quail Springs Homeowner Association (Phase I, Recreation &/or Phase II) Declaration and or By-Laws or of the rules promulgated thereunder shall be a breach of the lease allowing such lease to be terminated by the Condominium Owner or the Association. By occupying a condominium within the Quail Springs Condominiums, all tenants acknowledge the validity of the Declaration, the By-Laws and the Articles of Incorporation of the Association(s) and agree to be bound by their provisions in the same fashion as if such tenants were Condominium Owners. **(As stated in 13.2 of the CC&Rs)**

**All pool and clubhouse information is handled thru the Recreation Association; this includes gate openers and gate problems. You may reach them at 405-755-9135.**

The undersigned, being President of Quail Springs Condominiums I Homeowners' Association, Inc., a corporation not for profit under the laws of the State of Oklahoma, does hereby certify that the foregoing Exhibit was adopted as part of the Rules and Regulations of the Association at a meeting held for such purpose on the 18<sup>th</sup> day of October 2016 and shall be filed in conjunction with the adopted By-Laws of the Association filed in Book 4984 Page 1011 on March 29, 1983 in Oklahoma County.

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**President, Petra Dashner**

**ATTEST:**

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**Marie Noelle David, Secretary**

**EXHIBIT 'A'**  
**Legal Description**

A tract of land, containing 30.7 acres, that is part of "Quail Springs Condominium," a part of the East ½ of Section 7, Township 13 North, Range 3 West of the Indian Meridian, City of Oklahoma City Oklahoma, Oklahoma County, Oklahoma, said tract of land being described as follows, to-wit: Commencing at the Southeast corner of the Southeast Quarter of said Section 7; thence North 0'21'07" West and along the East line of the Southeast Quarter of Section 7 a distance of 2224.11 feet to the point of beginning; thence South 89'38'53" West a distance of 50.00 feet; thence North 89'39'50" West and parallel to the South line of said Southeast Quarter a distance of 1700.00 feet; thence North 0'21'07" West and parallel to the East line of the Southeast Quarter a distance of 600.00 feet; thence South 89'39'50" East and parallel to the South line of said Southeast Quarter a distance of 300.00 feet; thence North 41'03'00" East a distance of 250.71 feet; thence South 89'39'50" East and parallel to the South line of said Southeast Quarter a distance of 1285.67 feet to a point on the East line of the Northeast Quarter; thence South 0'07'17" East and along the East line of the Northeast Quarter a distance of 369.22 feet to the Southeast corner of the Northeast Quarter of said Section 7; thence South 0'21'07" East along the East line of said Southeast Quarter a distance of 420.21 feet to the point of beginning, on which a portion of said subdivision is located Quail Springs Condominiums I, more particularly described as follows, to-wit:

Commencing at the Southeast corner of the Southeast Quarter of said Section 7; thence North 0'21'07" West and along the East line of the Southeast Quarter of Section 7 a distance of 2224.11 feet to the point of beginning; thence South 89'38'53" West a distance of 50.00 feet; thence North 89'39'50" West and parallel to the South line of said Southeast Quarter a distance of 680.00 feet; thence North 0'21'07" West and parallel to the East line of the Southeast Quarter a distance of 300.00 feet; thence North 89'39'50" West and parallel to the south line of the Southeast Quarter (SE/4) a distance of 50.0 feet; thence North 0'21'07" West and parallel to the East line of the Southeast Quarter (SE/4) a distance of 115.0 feet; thence North 34'46'03" East a distance of 28.0 feet; thence North 2'04'32" East a distance of 127 feet; thence North 0'21'07" West and parallel to the East line of the Southeast Quarter (SE/4) a distance of 225.00 feet; thence South 89'39'50": East and parallel to the South line of the Southeast Quarter (SE/4) a distance of 760.00 feet to a point on the East line of the Northeast Quarter (NE/4): thence South 0'07'17" East and along the East line of the Northeast Quarter (NE/4) a distance of 359.22 feet to the Northeast corner of the Southeast Quarter (SE/4); thence south 0'21'07" East along the East line of the Southeast Quarter (SE/4) a distance of 420.21 feet to the point or place of beginning and containing 13.6375 acres, more or less. Less and except a tract of land more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 7: thence North 0'21'07" West along the East line of said Southeast Quarter, a distance of 2634.17 feet; thence North 89'39'50" East and a length of 345.00 feet; thence on a curve to the left having a radius of 191.87 feet (a chord bearing of North 86'24'34" East and a length of 26.28 feet) a distance of 44.02 feet; thence South 69'20'10" West a distance of 165.06 feet; thence North 20'39'50: West a distance of 130.00 feet; thence North 24'20'01" East a distance of 30.00 feet; thence North 69'20'10" East a distance of 108.00 feet; thence South 20'39'50" East a distance of 119.31 feet to the point of beginning and containing 29,532 square feet or 0.678 acres, more of less.