

Rules and Regulations
Kerry Glen Council of Co-Owners

Rules & Regulations for Kerry Glen I

The following are the rules in accordance with the Declaration and Bylaws of Kerry Glen I for the benefit of and to further the common interests of all Owners. In case of any conflict with the Declaration, it is definitive.

All Owners and Tenants shall promptly and completely comply with each of rules herein contained. Owners shall be responsible for the prompt and complete compliance of their Tenants, guests or other occupants of their homes and in providing any Tenants with these rules.

1. Kerry Glen Condos are for residential use only. No one may have a business or use units in any commercial capacity nor consult with clients. (Except for an annual garage sale.) Professional telephone calls or correspondence will not be deemed to be a violation of this provision.

A. Garage Sales may be held once a year on the 2nd Saturday in October only.

B. No noise or noxious or offensive activities are permitted that may become an annoyance to other Owners. All Owners, Tenants, and guest shall exercise extreme care to minimize noises including barking of pets, the use of musical instruments, radios, televisions, other technological devices, or machinery so as not to disturb the other Owners and Tenants and shall promptly abate any noise upon request.

C. Use of fireworks is expressly prohibited within city limits. Violators will be prosecuted.

2. No changes, obstructions, attachments or installations of any equipment, wiring, antennas, TV dishes, air conditioning units, clotheslines, or clothing or any other like equipment or wiring may be done in any General Common Element (any exterior area maintained by the association, or from any balcony, over any fence or patio wall, or through any wall, floor, ceiling, window or door except as approved by the Board. Doorbell camera security is allowed. All units shall have a minimum of two smoke detectors unless City of Houston code approves of only one based the square footag of the unit.

3. Nothing shall be altered or constructed or removed from the General Common Elements or Limited Common Elements (Those portions of the General Common Element reserved for the exclusive use of the Owners of Residence Unit; and Parking Areas) without prior written consent of the Board. This includes signs, trees, electrical elements, walls, fences, gates, or other features except as submitted in writing and approved by the board.

4. Balconies & Patio Areas:

A. No Owner shall obstruct, paint, remodel, or enclose any balcony or patio areas *that* is likely to change the rate of insurance on the condominium or impair the uniform appearance of the exterior of the property.

B. Storage of small amounts of any flammable, substances (like paint, or gasoline for appliances) is limited to the outside storage lockers found in the carport areas. No explosive, dangerous, or toxic substances are allowed.

C. Patio and balcony areas, front doors and hall areas must be maintained in good, clean order and kept free of debris, trash, yard waste, appliances, or hazardous materials.

D. Residents may display holiday decorations on the exterior of their unit not more than 48 hours prior to the actual holiday, and all such decorations must be removed within 48 hours after the actual holiday. An exception is for winter holiday decorations, which may be displayed from December until January 2nd by which time all such decorations must be removed.

E. No sign of any kind shall be displayed to public view at any unit except for one standard advertising sign of sale/lease of the unit. Also allowed *is* one standard-sized alarm sticker or sign attached to a stake per front and/or back door/gate.

5. Pets:

- A. No animals, livestock or poultry of any kind shall be raised, bred, or kept in any residential unit except for no more than two household pets—such as dog, cat, or other pet— may be kept in a residential unit at any time.
- B. No savage or dangerous animal may be kept or housed in a unit or on the property grounds.
- C. All pets and animals must be on a leash and controlled when outside the unit in accordance to city ordinances.
- D. All Owners and Tenants shall immediately remove any pet feces and dispose of it in the garbage in a plastic bag to the city disposal requirements. Disposal into sewer drains and flower beds are prohibited.
- E. No pets or animals are allowed inside the pool or pool area at any time in compliance to city codes.
- F. Pets may not be left unattended in patios or on balconies for any length of time.

6. Trash:

- A. All trash must be placed inside the dumpsters, and the dumpster lid must be closed.
- B. No furniture, mattresses, packages, large appliances, hazardous materials, paint, carpeting, or construction materials may be placed in or around the dumpsters. Items which cannot be hauled away under the regular trash hauling contract will be removed at the unit-Owner's expense. Contractors must haul materials away, and please donate used household goods/appliances whenever possible. Flatten all cardboard boxes before placing in the dumpster.

7. Parking:

- A. Park in unit-assigned space only. No Owner, Tenant, guest, or contractors may park in another Owner's designated parking space without the permission of the Owner or the vehicle will be towed at the Owner's expense.
- B. Parallel parking behind parking spaces in the alleyway is expressly prohibited and will be towed immediately at Owner's expense.
- C. Vehicles parked in common parking areas must be drivable, have no flat tires, and exhibit current license plates and inspection stickers.
- D. Vehicles such as RV's, campers, go-carts, boats, unlicensed or unregistered vehicles, semi-tractors, trailers, mobile homes, or off-road vehicles will not be permitted on Kerry Glen I grounds, including parking spaces. No storing of these or *any* inoperative vehicles (any with flat tires, expired registration and/or inspection sticker) or any unsightly or unsafe vehicles as determined by the Board. Vehicles found to be in violation shall be towed at Owner's expense after being given 72 hours' notice attached to the vehicle.
- E. Vehicles such as antique vehicles or sports cars may be parked or stored in Owner's assigned parking space as long as they are drivable, have no flat tires, and exhibit current license plates and inspection stickers, and are kept clean or stored under a car cover.
- F. The wrecker service has the right to tow vehicles parked illegally as long as pictures of the illegally parked vehicle are taken.
- G. **Street Parking:** Remember *that* it is illegal to block or park closer than 15 feet to a fire hydrant, or to block sidewalks and driveways, or park closer than 30 feet from a stop sign. You must park parallel, not vertically, and with the flow of traffic in the cul-de-sac; do not park on the wrong side of the street. You may be ticketed or towed by the city for any of these.

8. Pool:

- SWIM AT YOUR OWN RISK! There is no lifeguard on duty. Call 911 in case of emergency.***
- A. The pool is to be used only by Kerry Glen I Owners or Tenants and their authorized guests.
 - B. A Kerry Glen I resident 18 years or older must accompany children under 12 years old *at all times*.

- C. Guests must be accompanied by resident at all times may not be unaccompanied while at the pool.
- D. No diving
- E. No running or horseplay in or around the pool.
- F. No animals inside pool enclosure as per city ordinance.
- G. Proper swim attire, i.e, no cut-offs, as loose strings clog filters.
- H. No loud music.
- I. Food and beverages are permitted. NO GLASS containers of any type.
- J. All items brought into the pool area must be removed when leaving the area.
- K. No littering.
- L. Pool hours are 10:00 a.m. to 10:00 p.m.

In accordance with the Condominium Act and Bylaws and Declaration of Kerry Glen I:

A. Right to non-exclusive Easement

No-notice for entry into a patio or unit is required in cases when a bone fide, imminent emergency exists, i.e., when conditions present an imminent risk to the common elements (limited or general), another unit, or the occupants.

B. The Board shall enforce any rules

The Board may impose on the Owners of any unit fines for the failure of Owners, Tenants, other occupants, or guests, to comply with these Rules and Regulations.

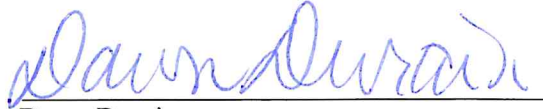
- 1.) After written notification of any violation, failure to follow the Rules will result in a **\$50** fine for each violation, and fines will accrue every thirty days until situation is rectified and fine balance is paid in full.
- 2.) Notices will be mailed to Owners at their last known address. Owners are required to provide the management company with current addresses if different from their unit address.
- 3.) If a vehicle is towed, towing expenses will be paid at Owner's expense with no additional fines.

EFFECTIVE DATE

- These "Amended and Restated Rules and Regulations" are being recorded in the Public Records of Harris County, Texas pursuant to the requirements of Section 202.006 of the Texas Property Code.

KERRY GLEN I
COUNCIL OF CO-OWNERS

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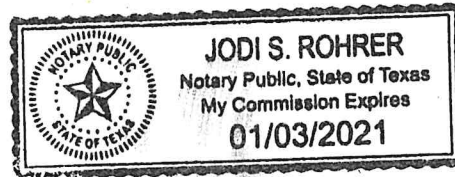
Dawn Durain
President of the Board of Directors of
Kerry Glen I Council of Co-Owners

Dated this 9th day of July, 2019.

Before me, the undersigned authority, on this day personally appeared Dawn Durain, President of Kerry Glen I Council of Co-Owners, 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 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 Kerry Glen I.

Given under my hand and seal of office, this the 9th day of July, 2019.

Notary Public, State of Texas



✓✓
Kathy Ann Terry
Attorney at Law
PO Box 690141
Houston, TX 77269

FILED FOR RECORD

8:00:00 AM

Wednesday, September 4, 2019

Diane Mautner

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, September 4, 2019



Diane Mautner

COUNTY CLERK
HARRIS COUNTY, TEXAS

This document is currently either not available or not applicable for this association.

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Included with the Declarations