

**Woodchase Village Owners Association**  
**Rules and Regulations**  
(Revised 2011)

The following Rules and Regulations in addition to The Corporate Charter, Condominium Declaration and By-Laws, and laws of the State of Texas, County of Harris, and City of Houston, shall be observed and kept by all residents of Woodchase Village Condominiums. Enforcement of these Rules and Regulations, in addition to other means provided by law, will be by assessment, not to exceed \$500.00 per violation, as determined and fixed by the Board of Directors. Owners shall be responsible for members of their respective family, relatives, and guests, both minor and adult. Owners are liable for their tenant's violations. In addition to assessments, as defined herein, Owners shall be liable and pay for all damages and/or expenses caused by violations of these Rules and Regulations.

**1. Keeping up Appearances:**

50.00 1-A. No rugs, clothes or other items may be hung on railings or fences.

50.00 1-B. No sheets or blankets may be used as window dressings. Only white blinds should be visible on the outside of the windows.

50.00 1-C. Patio furniture may be kept on patios and balconies, space permitting. At no time can these items obstruct the walkway or entrance. Potted plants or hanging baskets may be kept on patios and balconies. Pots or baskets on balconies must be kept in saucers to prevent water from leaking below. At no time can these items obstruct the walkway or entrance. No storage of any kind may be kept on walkways or around the entrance of each unit. Enclosed patios must be kept clean and free of trash, litter and debris. The Board of Directors may direct removal of any items which detract from the general appearance of the property or may cause a hazard.

50.00 1-D. A request to add plants to the gardens must be submitted in writing, with a complete description of the plant, to the Board of Directors and may not be planted until you have received written approval.

1 E. Trees growing in the ground, on the inside of patios may be requested, by the Board of Directors, to be removed at the owner's expense.

1-F. Patio fences must be standard, and they may not have a gate.

50.00 1-G. Residents shall not litter anywhere on the property, and will be responsible for placing all trash, garbage and bagged pet poop inside the dumpsters.

50.00 1-H. No signs, posters, or advertisements of any kind may be displayed without the approval of the Board of Directors.

50.00 1-I. Defacing the property by any means will be subject to an assessment as well as the cost of repair.

100.00 1-J. An owner shall not make structural modifications, alterations or installations of any kind to their unit without a detailed written request to the Board of Directors. The Board is obligated to answer within thirty (30) days.

50.00 1-K. Satellite Dishes and TV antennas may not be attached to the buildings or storage rooms.

**2. Occupancy Standards Defined;**

2-A. One-bedroom unit with clothes closet and close access to a bathroom may have the total occupancy of three (3) persons. This is defined as no more than two (2) adults and one (1) child under the age of twenty-four (24) months.

2-B. Two-bedroom unit with each bedroom having clothes closet and each bedroom having close access to a bathroom may have the total occupancy of four (4) persons. This is defined as at least one (1) adult and with no more than two (2) persons in each bedroom.

2-C. Any and all guests who stay more than one (1) week will be considered a permanent resident and will be subject to the Rules and Regulations above.

**3. Insurance: Liabilities and Safety**

3-A. Interior maintenance and repair, all personal contents in each unit and in the storage room is the sole responsibility of the owner or resident. Owners or residents are not allowed to keep, store or use anything which could be hazardous or a risk to the safety and health of residents, their family and guests or which could affect the residents in adjoining units.

3-B. The Homeowner may be held responsible for the repair and damage to adjoining units caused by water, fire, pest migration or neglect originating in your unit.

3-C. Homeowners who rent their unit/units are required to do a background check before a lease agreement of at least six months, (which is required) is signed. Protect yourself from legal liabilities. A variety of background checks are available online.

50.00 3-D. Sidewalks, entrances, and passageways shall not be obstructed or used for any other purpose than to come and go.

3-E. The Swimming Pool Hours are from 8 AM to 10 PM. The pool is for the use of residents and their guests only, and is subjected to the following conditions

50.00 1. Residents are responsible for themselves and their guests. Enter and swim at your own risk. The Association does not provide lifeguards.

50.00 2. Children under the age of twelve (12) must be supervised by a responsible adult.

50.00 3. The pool is off limits to all persons with contagious diseases, wearing bandages or with sores on face and/or body.

50.00 4. Pets are not allowed in the pool area.

100.00 5. Outdoor cooking is not allowed in the pool area. \$500.00 if less than 10 feet of Clubhouse structure + \$100 fine.

50.00 6. Running and unruly play, drunkenness and obscene language are prohibited.

7. A 911 phone is located on the outside of the entrance gate.

You may contact the Management Company for information regarding the rental of the club house.

#### 4. Vehicles, Carports, Visitors Parking, Tow Away Law, Streets

50.00 4-A. No boats, trailers, campers, motor homes or recreational or utility vehicles shall be "parked" on the property.

50.00 4-B. Each unit has one (1) designated carport parking space. Oil leaks must be cleaned up at the owner's expense and not washed into the drainage system. Any other damage to assigned parking may be at the owner's expense as well.

50.00 4-C. Vehicle repairs and/or oil changes are not permitted on the property.

50.00 4-D. Derelict vehicles, those with expired registration and/or safety inspection stickers, flat tires, etc. are subject to towing at the owner's expense after the expiration of a 72 hours notice. The warning notice will be placed on or in the derelict vehicle.

50.00 4-E. Vehicles parked or left standing in NO PARKING or in TOW AWAY ZONES can be towed without notice, and at the owner's expense.

50.00 4-F. Inform your guest and visitors about parking rules.

50.00 4-G. Car alarms must be set at levels where they will not sound with movement or vibrations.

4-H. Children or adults are not allowed to play or to have any form of recreational activities in the carports or on the streets of Woodchase Village.

#### 5. Noise Levels:

50.00 5-A. Residents and guests shall always exercise extreme care to avoid making loud or disturbing noises whether music or otherwise which may be heard by adjoining units. All noise levels must be abated between ten (10) PM and seven (7) AM.

50.00 5-B. Loud noise from vehicles must be abated upon entry to the property.

**6. Pets and the Law:**

**50.00 6-A.** Dogs must be walked with a leash on public and private property. Running at large may result in impoundment of the animal or an assessment.

**50.00 6-B.** All dogs and cats must have up to date vaccinations.

**50.00 6-C.** You must bag your dog's poop and put it in the dumpster.

**50.00 6-D.** If you feed stray animals, they will be considered your pets and will be subject to all rules and regulations.

**50.00 6-E.** Dogs may not be leashed to stationary objects. They may not be left unattended on patios or balconies. Dogs are not allowed to bark excessively or otherwise create a disturbance.

**You must lead your dog to the designated relief areas. There are Dog Walk Areas at the south end of the property and the signs clearly mark these areas.**

**City of Houston Fire Codes Laws: Burglar Bars**

The installation and use of burglar bars are regulated by the City of Houston Uniform Building Code. Bars, grilles or grates may be installed on windows or doors of residences if they meet the following requirements:

1. Anyone must be able to open the burglar bars from the inside without the use of a key or special knowledge or effort, even a child.
2. The recommended release mechanism for hinged burglar bars would be a single cylinder dead bolt lock with a thumb & forefinger turn lever on the inside cylinder or other quick release devices. Note: For security purposes the dead bolt on a hinged burglar bar could be protected from outside intrusion using expanded metal or a plate to prevent intruders from reaching the release lever.
3. Do not install burglar bars, grills, grates or any device on windows or doors used for rescue or escape routes that cannot be easily opened from the inside. Your life can depend on it!

**City of Houston Fire Codes Laws: Cooking Outdoors**

**\$500.00** The use of a stove, oven, grill, or open flame pit upon any lot premises, outside a building or enclosure less than ten (10) feet from any building is prohibited.

***This law is strictly enforced by the Woodchase Village Condominiums under the Rules and Regulations. Failure to follow these rules will result in an ASSESSMENT of \$500.00 for each violation.***

**PREVENT FIRES:** Have your clothes dryer vent and fireplace checked and cleaned often.

City of Houston Fire Codes Laws: Smoke Alarms

The installation of smoke detectors in residential buildings is required by the state of Texas, and there are specific regulations as to the number and placement of these devices, as well as to their maintenance and replacement when needed.

**Smoke Alarms**

Smoke detectors (as pictured at right) are one of those amazing inventions that are saving thousands of lives each year. They are important for the safety of you, the rest of your family and your home. Every home should have at least one smoke detector. They warn you of a fire. This is especially important at night when everyone is asleep.



**Installation**

Smoke alarms should be installed in every room and the attic in the home. If you live in a two-story home, put smoke alarms on both levels of the home. Smoke alarms should be mounted on the ceilings or the upper end of a wall.


**Maintenance**

Smoke alarms must be maintained properly, so they will warn you in case of fire. Proper maintenance requires:

Testing every month. The alarm can usually be tested by pushing a button on the face of the smoke alarm.

If your smoke alarm begins to chirp like a bird every minute or so, the batteries are weak and need to be replaced immediately. Batteries should be replaced yearly.

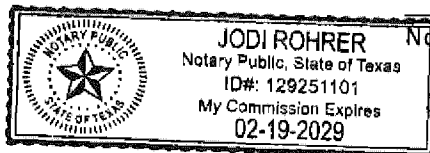
The undersigned, the President of the Association does hereby certify that these Revised Rules and Regulations were duly adopted by the Board of Directors of the Corporation, effective the 15 day of September, 2025.

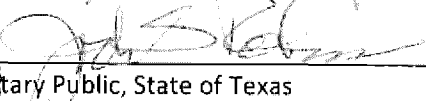
  
Brent LEE Baugh Sr

Name:

President Woodchase Village Owners Association, Inc.

Given under my hand and seal of office, this the 15th day of September, 2025.



  
Notary Public, State of Texas

RP-2025-369672  
# Pages 5  
09/17/2025 01:29 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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