

FOX RUN

Condominium Owners Association

-Rules and Regulations-

Fox Run Condominiums is governed and managed by a duly elected Board of Directors which has the authority to set and enforce the rules and regulations governing the common area of the complex. This includes streets, parking lots, grounds, pools, gates, fences, building exteriors and all other things outside the confines of the condo units. These rules and regulations are made to improve and maintain a safe, clean and orderly neighborhood for all residents.

1. OUTSIDE AREAS

- 1.1 No owner or resident is allowed to make any additions or changes to the outside of any unit, exterior of the building, gardens or any other common area without receiving written permission from the Board of Directors. Contact the Association for the proper procedure to be followed to request additions or changes.
- 1.2 All personal articles must be kept from view of the streets and parking lot at all times when not in use, and must not be left to block any streets, driveways, sidewalks or passageways. Items left in these areas will be disposed of by the Association or by the Association's management company. Sports equipment or game equipment of any kind cannot be placed on any common area at any time. Patios and balconies are to be kept clean and orderly at all times. Patio furniture and live plants are acceptable. No sofas, kegs, ice chests or other unapproved items are acceptable.
- 1.3 No littering of cans, bottles, cigarette butts, paper or other debris in the parking lot, pool area or any of the common areas is allowed. All rules of the pool area must be followed and will be strictly enforced.
- 1.4 Residents are responsible for picking up all trash and debris in the pool area and common areas when their party is over. Clean up must be completed by 11:00 A.M. of the following morning.
- 1.5 All residents are required to refrain from creating noise or from exhibiting loud or obnoxious behavior at all times when in the complex. This rule will be strictly enforced.
- 1.6 Bicycles or any other means of transportation should only be operated on the streets or parking lots. Individuals should not ride or park these items on the sidewalks, grass or garden areas.
- 1.7 All pets must be kept on a leash when they are outside of an individual unit. Two domesticated pet (dog or cat) per unit is allowed. Any other pets must be approved in writing by the Association. Pets cannot be tied in the common area or to any part of the buildings, and must never be left unattended. No pets are to be left in cages or carryalls outside at any time. Unattended pets found outside may be removed by the Association,

or by the Association's management company, to the College Station Animal Control impound facility at the owners expense. All pet owners are responsible for any and all damages caused by their pets. All pet owners are responsible for picking up after their pets. The following animals are not allowed: Pit Bulls, Rottweilers, German Shepherds, Doberman Pinchers, Chows, and Boxers.

1.8 Pets are not allowed in the swimming pool or in the enclosed pool area.

1.9 No signs of any type are allowed on the property common area. No signs of any type are permitted in windows of the units, except for temporary signs on days when an open house is being held by a real estate agent for the purpose of selling the unit. These real estate signs must be removed immediately after the open house is over.

1.10 The speed limit within the complex is 5 MPH. The speed limit must be observed for obvious safety reasons.

2. PARKING

2.1 Parking is allowed in the designated parking areas only. No street or common area parking is allowed. The only exception is loading and unloading. Temporary or overnight guests must park in the visitor parking. ANY VEHICLE ILLEGALLY PARKED AT ANY TIME IS SUBJECT TO BEING TICKETED BY POLICE AND/OR TOWED WITHOUT NOTICE AT THE VEHICLE OWNER'S EXPENSE. PARKING RULES WILL BE STRICTLY ENFORCED.

2.2 Within the parking lots, residents are provided one (1) **ASSIGNED** parking space per unit bedroom. Visitor parking spaces are clearly marked, and those spaces are to be used by visitors on a first-come, first-served basis. No resident may use more than their allocated spaces for parking their vehicles and no resident may park one vehicle in two (2) spaces at any time. VIOLATORS ARE SUBJECT TO BEING TOWED, AT THE VEHICLE OWNERS'S EXPENSE.

2.3 Motorcycles are not to be operated on property, except for the purpose of transportation directly from a parking space to a point outside the exit gate or from a point outside the property directly to a parking space. No off-road vehicles are allowed to operate on the property.

2.4 The parking lots are for personal vehicles only. Commercial vehicles, large trucks, boats, trailers, and the like are prohibited on the lots, and will be towed at owner's expense.

2.5 Any vehicles which are not operational or street worthy will be towed at owner's expense. Street worthy shall be deemed to include current state license plate and inspection sticker, as well as all tires properly inflated. Any vehicle left unattended in visitor parking in excess of 24 hours will be towed without notice at vehicle owner's expense.

3. SWIMMING POOL

- Hours
 - Sunday – Thursday 6:00 A.M. – 10:00 P.M.
 - Friday – Saturday 6:00 A.M. – 12:00 A.M.
- WARNING: No Lifeguard on Duty. Swim at your own risk.
- NO DIVING: Pool depth is not suitable for diving.
- Swimwear only. Do not wear street clothes in the pool.
- Anyone under the age of 14 must be accompanied by an adult.
- All guests must be accompanied by a resident.
- No animals allowed in or around the pool area.
- No food allowed in the pool.
- No glass allowed in the pool or the pool area.
- No running, horseplay, fighting, dangerous conduct or noise which disturbs other residents is allowed.
- Playing music is OK, but not so loud as to disturb others.
- Drunkenness and profanity will not be tolerated.
- Properly dispose of trash in containers provided. This is your pool. Keep it clean.
- THESE RULES APPLY TO BOTH RESIDENTS AND GUESTS. Residents are responsible for their guests.
- Dial 911 for EMS or Police.

4. MISCELLANEOUS

- 4.1 Dumpsters should not be used for anything other than their intended purpose, which is for solid waste only. The areas around the dumpster shall be kept clean at all times. The use of plastic bags for all refuse is strongly encouraged. NOTE: FURNITURE AND APPLIANCES SHOULD NOT BE LEFT BY THE DUMPSTERS. THEY MUST BE REMOVED FROM THE PROPERTY.
- 4.2 Garage sales by any residents are specifically prohibited in the complex at any time.
- 4.3 The Association acknowledges the right of the resident to entertain and have guests. In order to make sure that each resident's rights to quiet enjoyment of their condominium are protected, certain restrictions apply and must be observed.

The resident, members of the resident's family and guests shall at all times maintain order in the unit and at all places on the grounds, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other residents. All radios, television sets, and stereo equipment, or any other appliances or items which may cause noise, etc., must be turned down to a level of sound that does not annoy or interfere with other residents. No band instruments shall be played on the premises at any time. No incense or other odor producing items shall be used on the premises.

- 4.4 Solicitation shall not be permitted with Fox Run condominiums either by residents or outside solicitors, without prior written permission from the Association.
- 4.5 No barbeque grills, fish cookers, smokers, (propane, charcoal, electric or other), or any other similar items may be used or stored on or about the premises or anywhere within Fox Run Condominiums, except those placed there by the Association. Storage of any flammable or explosive items is strictly prohibited on or about the premises or anywhere within Fox Run Condominiums. Storage of propane gas cylinders anywhere on or about the premises or anywhere within Fox Run Condominiums is strictly prohibited. These items constitute a fire hazard and will not be tolerated. THE ASSOCIATION HAS A ZERO TOLERANCE POLICY FOR THESE ITEMS, AND A SEPARATE FINE SCHEDULE.
- 4.6 No radio wire, television or other materials or any objects whatsoever shall be attached to the roof or exterior of the building.
- 4.7 The condominium units are equipped with intrusion alarms. Residents can request service from Protection One or another service company. Resident agrees that if the alarms are falsely activated the following shall apply: A \$100 charge for false alarm, in addition to any charges incurred through the monitoring service, will be assessed against the resident.
- 4.8 Floatation bedding systems (water beds) are allowed provided that they do not violate building codes and the resident possesses a floatation insurance policy which is standard in the industry. This insurance policy shall be in an amount deemed reasonable to protect the resident and the Association against personal injury and property damage to the neighbors unit. In any case, the policy must carry a loss payable clause in favor of the Association in case of property damage. Resident must provide the Association with evidence of such insurance policy prior to installation of the floatation bedding system and evidence of renewal of such policy at least fifteen (15) days prior to the expiration of the current insurance policy.
- 4.9 The Fox Run Condominium is served by Suddenlink (or its successors) cable serves for Television and Internet service via underground cable to each unit. Owners' may have these services brought in by installing a dish within their exclusive premises but must provide the Association a \$200 deposit, retain homeowner's insurance (or renter's) and follow all restrictions deferred in item 1.1.
- 5.0 The Rules and Regulations may be amended at any time by the Fox Run Condominium Association Board of Directors.

IT IS THE RESPONSIBILITY OF ALL OWNERS TO SEE THAT ALL RESIDENTS, GUESTS, INVITEES AND TENANTS ABIDE BY THESE RULES AT ALL TIMES. FAILURE TO DO SO IS SUBJECT TO PENALTY BY THE FOX RUN CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS.

FOX RUN
Condominium Owners Association
-Rules and Regulations - Schedule of Fines-

Fox Run Condominiums is an upscale and prestigious property in the city of College Station. In order to keep property values up and maintain a good relationship in College Station with Law Enforcement, the Fire Department and future homeowners, rules of order and civility must be put in place with consequences for violations of these rules. We are committed to a civil, polite, safe and orderly community.

- With this in mind, the consequences for rules violations are as follows:

- 1st violation of any rule ... a written warning
- 2nd violation of the same rule ... \$50 fine
- 3rd and subsequent violations ... \$100 fine

The unit owner will be given a reasonable amount of time, by a specified date, to cure the violation after receiving a written warning. On any subsequent violations of the same or similar rule within 12 months of the written warning a fine will be levied. Additionally, any damages caused to the common area will be repaired and billed to the unit owner.

- The consequences for rule 4.5 violations (barbeques) are as follows:

- 1st violation of this rule ... a written warning
- 2nd violation of this rule ... \$500 fine.
- 3rd and any subsequent violations of this rule ... \$1000 fine.

A unit owner has 14 days to remove the item(s) from the Fox Run property. If this violation occurs again within 12 months of the previous violation, the next level of fine will be immediately assessed to the unit owner. Additionally, the FRCOA reserves the right to remove any of these items, at the unit owner's expense, if it appears to pose an immediate fire hazard.

- The consequences for rule 1.8 violations (pets in the swimming pool) are as follows:

- 1st violation of this rule ... a written warning.
- 2nd violation of this rule ... \$500 fine.

- 3rd and any subsequent violations of this rule ... \$1000 fine.

In addition to a warning or a fine, for each rule 1.8 violation the unit owner will be charged for any costs incurred by the FRCOA to clean the swimming pool.

FOX RUN

Condominium Owners Association

-Rules and Regulations - Schedule of Fines-

If this violation (rule 1.8 – pets in the swimming pool) occurs again within 12 months of the previous violation, the next level of fine will be immediately assessed to the unit owner.

- Fines can be levied by any officer or board member or anyone sanctioned by the Association. These fines will be added to your Fox Run Condominium Owner's Association invoice and will be due and payable with your monthly dues.
- Fines left unpaid can result in a lien being filed against the owner's property.
- **Owners Appeals Rights:** not later than the 30th day after the date of notice, the unit owner may request a hearing before the Board of Directors to contest the fine or damage charge.