

**SECRETARY'S CERTIFICATE OF
WATERMAN CROSSING CONDOMINIUM ASSOCIATION**
(RULES AND REGULATIONS OF
WATERMAN CROSSING CONDOMINIUM ASSOCIATION)

The undersigned, being the duly elected, qualified, and acting Secretary of Waterman Crossing Condominium Association, a Texas non-profit corporation, the corporation set forth and described in that certain "Condominium Declaration for Waterman Crossing Condominium" recorded in Volume 121, Page 1, et seq., of the Condominium Records of Harris County, Texas (said recorded document and all exhibits and amendments thereto being referred to as "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors of the Association held on 1 April, 2010, with at least a majority of the Board of Directors being present, the Rules and Regulations of Waterman Crossing Condominium Association attached hereto as Exhibit "A" were adopted and approved by the Board of Directors.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 1 day of April, 2010.

**WATERMAN CROSSING CONDOMINIUM
ASSOCIATION, a Texas non-profit corporation**

By: Rebecca Bashaw
REBECCA BASHAW Secretary

FILED

20100139486

4/9/2010

8:00 AM

4/9/2010

lirp3

\$30.00

Becky R. Kofman

COUNTY CLERK
HARRIS COUNTY

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 1st day of April 2010, by Rebecca Bushaw, Secretary of Waterman Crossing Condominium Association, a Texas non-profit corporation, on behalf of said corporation.



Kelly Futral

Notary Public - State of Texas

EXHIBIT "A"

**Rules and Regulations of
Waterman Crossing Condominium Association**

**OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK , HARRIS COUNTY , TEXAS
CONDOMINIUM RECORDS OF COUNTY CLERK**

208035
FILM CODE _____

**WATERMAN CROSSING CONDOMINIUM
ASSOCIATION SECRETARY'S
CERTIFICATE OF RULES AND
REGULATIONS**

THIS IS PAGE 1 OF 3 PAGES

SCANNER KM-4850w

RULES AND REGULATIONS OF WATERMAN CROSSING CONDOMINIUM ASSOCIATION

1. DEFINITIONS/TERMINOLOGY. Throughout these Rules, the following terms shall have the following meanings:

- (a) Association - Waterman Crossing Condominium Association
- (b) Board - The Board of Directors of the Association
- (c) guest(s) - Non-residents who are invitees of an owner, tenant or occupant
- (d) owner(s) - The record title holder of one or more units at Waterman Crossing Condominiums, whether a resident or non-resident at the property
- (e) property - Unless otherwise indicated, the Waterman Crossing Condominium property
- (f) resident(s) - All persons (whether owners, tenants, guests, etc.) who reside at the property
- (g) Rules - These Rules and Regulations
- (h) tenant(s) - Person(s) with contractual rights to occupy one or more unit(s) at the property

2. AMENITIES/RECREATIONAL AREAS (Pool, Clubhouse, BBQ Area and Tennis Courts)

- A. All amenities are available for use by residents, tenants and their guests only. Non-resident owners of leased units are not permitted to use the amenities.
- B. Residents and tenants are limited to four (4) invited guests per unit. All guests must be accompanied by the resident/tenant host. The resident/tenant host shall be responsible for the conduct and actions of their guests.
- C. Glass containers are not permitted in all recreation areas.
- D. Horseplay is prohibited in and around all recreation areas.
- E. The Association does not provide lifeguards, attendants or medical facilities. Residents, tenants and their guests use all amenities at their own risk.
- F. Pets are not permitted in and around all recreation areas.
- G. Children under the age of sixteen (16) must be accompanied by an adult in and around all recreation areas.
- H. Appropriate dress will be required in all recreation areas (i.e., no thongs; full coverage top and bottom, 1 or 2 piece swimsuits, no cutoffs, no nude sun

bathing).

- I. Residents or tenants occupying units that are delinquent in the payment of assessments shall not be allowed to use the amenities and recreational areas.

2. SWIMMING POOL

- A. Swimmers with open sores or bandages are not permitted in the pool.
- B. The users of the recreation areas are responsible for picking up after themselves and removing their own trash.
- C. No diving is permitted.
- D. Suntan lotion, soap, oils or hairpins are not allowed in the pool. Before using the pool, all swimmers must rinse off in the shower at the end of the clubhouse.
- E. Diapers are NOT allowed in the pool. "Swimmers" specifically designed for wear in water will be allowed.

3. TENNIS COURTS

- A. Guests are limited to three (3) on a tennis court - use of one (1) court only - and they must be accompanied by a resident/tenant host who shall be responsible for the conduct of their guests. A resident/tenant host must be a player with a guest on a tennis court.
- B. Any resident/tenant host with guests is limited to play on one (1) court only.
- C. Tennis shoes and appropriate dress only are to be worn on tennis courts.
- D. Limit play to one (1) hour, when other players are waiting.
- E. For reservations see the bulletin board at the tennis court.
- F. Lights are timed to turn off at 10:30 p.m.
- G. The last player to leave the tennis courts must turn the lights off manually if play is completed before 10:30 p.m.

4. CLUBHOUSE

- A. A clubhouse reservation request form for private functions is available through the Association's management company. The request form and contract sets forth the rules for clubhouse use and reservations

requirements.

- B. The clubhouse may be reserved for use for meetings and parties.
- C. A charge of \$50.00 per event is required, plus a deposit of \$300.00.
- D. If alcohol is served, then a peace officer must be in attendance, and alcohol is not allowed outside the clubhouse including the pool and barbeque area.
- E. Residents or tenants must be present when the clubhouse is rented.

5. BULLETIN BOARDS

- A. All notices for the bulletin boards will be approved by the Association's managing agent, who has exclusive authority to post or remove notices. Notices should be on drawing cardboard stock or stationary from sizes 3" by 5" to 8 ½" to 11".
- B. The Association's managing agent will date and initial each notice.
- C. No notices for sales, services or rental other than at Waterman Crossing will be posted.
- D. There is a one (1) month limit for notices referencing a Waterman Crossing unit rental or sale and a one (1) week limit for other notices. These time limits may be extended by the Association's managing agent upon specific request.
- E. Notices posted by the Association do not have a set time limit, but will be reviewed and updated as necessary and reasonable.

6. PETS

- A. All pets must be leashed when walking through the common elements. No pet shall be allowed to run loose within the property. Animals being transported from a unit to an automobile or another unit must be on a leash, securely carried, or carried within a pet carrier.

There is a limit of two (2) pets per unit. There is a fifty (50) pound limit per pet.

- B. Pet owners and/or handlers are required to carry materials to pick-up after their pets. Each resident who owns a pet shall be responsible to pick up and dispose of any defecation by such pet on the property.
- C. All pet owners are required to register their pets including a picture with the Association. The necessary and required forms may be obtained from the

Association's managing agent, and completed forms shall be kept on file.

- D. Any animal found in the common elements unattended will be deemed a stray and the proper authorities will be contacted.
- E. Any visitors to the property will be expected to follow these Rules regarding pets. The owner or resident hosting the visitor shall be responsible for any and all violations of these Rules, including but not limited to fines.
- F. No animals shall be kept except normal and customary household pets (i.e. dogs, cats, fish, birds, etc.). Reptiles, exotic species, and endangered species are prohibited.
- G. No pets may be kept or bred for any commercial purpose.
- H. No pet shall be kenneled or tethered unattended for any period of time on any balcony, patio, or any part of the limited or general common elements of the property.
- I. No savage or dangerous animal shall be brought onto or housed on the property. The following breeds of dogs (pure and mixed) are considered to be dangerous, and thus may not be kept or housed at the property Alaskan Malamutes, Rottweilers, Chow Chows, Doberman Pinchers, Boxers, Siberian Huskies, Akitas, Great Danes, German Shepards, Wolf Hybrids, Rhodesian Ridgebacks, Pitt Bulls/American Terrier, and Bulldogs.

The Board of Directors may consider exceptions, to the above breeds on a case by case basis. Any such determinations shall be made by the Board in its sole discretion. The pet owner must meet with the entire Board of Directors and obtain the prior written permission of the Board before the pet may be brought on to the property.

- J. Residents who keep or maintain pet(s) in accordance with these Rules must be responsible pet owners and not allow their pet(s) to unreasonably interfere with the rights of the other residents.
- K. All pet(s) shall have such care and restraint so or not to be obnoxious or offensive on account of noise, odor, or unsanitary condition.

7. VEHICLE RESTRICTIONS

- (i) *Vehicle Operation.* Each owner, resident, and/or guest shall operate his or her vehicle in a safe and cautious manner while entering, exiting, or maneuvering within the parking area so as to minimize the risk of property damage and personal injury. To facilitate ease of access in the parking areas, all vehicles must be parked as far forward in each parking space as possible.

- (ii) *Permitted Vehicles.* For purposes of these Rules, vehicles include automobiles, motorcycles, motorized bikes, passenger trucks, small vans, and similar passenger vehicles. Vehicles not in operating condition shall not be parked, repaired or stored (on blocks or otherwise) in any parking area or any other area within the property. Without limitation, a vehicle shall be deemed not to be in operating condition if same has expired or missing license tags or inspection stickers, or is incapable of being driven due to mechanical condition of any kind. Boats, jet skis, trailers, campers, motor homes, recreational vehicles, commercial vehicles, trucks (other than standard-size pick-up trucks), trucks with "dualie" wheels and the like shall not be parked in any parking area or any other area within the property. No noisy or smoky vehicles may be operated on or within the property. No motorcycles without mufflers shall be permitted on or within in the property.
- (iii) *Repairs.* Washing, repairs, restoration, or maintenance of vehicles is prohibited, except for emergency repairs, and then only to the extent necessary to enable movement of the vehicle to a repair facility. Tune-ups, oil changes, brake repair, replacing hoses or belts, replacing fuel or water pumps, and draining of radiators or replacement are strictly prohibited.
- (iv) *Space Use.* Because of limited parking, all parking spaces in the property shall be used for parking purposes only, and may not be used for storage. No parking space shall be converted for living, recreational or business purposes, nor shall anything be stored in any parking space. Further, each resident must utilize the parking space assigned to his/her/their respective Unit first prior to utilizing any visitor or unassigned space.
- (v) *Assigned Parking Spaces.* Owners and residents shall not permit their family, guests, or invitees to use other owner's assigned parking spaces. Unauthorized vehicle parking in an assigned space are subject to being towed without notice. The removal of a vehicle from an assigned parking space is the sole responsibility of the owner of the unit to which the space is assigned.
- (vi) *No Obstruction.* No vehicle may be parked in a manner that interferes with ready access to any entrance to or exit from the property. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard on the property. No vehicle may be parked, even temporarily, in spaces reserved for other owners or residents, in fire lanes, or in any area which may be designated as "No Parking" from time to the time.
- (vii) *Nuisances.* Each vehicle shall be muffled and shall be maintained and operated to minimize noise, odor, and oil or other fluids emissions. No owner, resident, or guest shall cause or permit the loud playing of the radio or audio device, or the blowing of a horn of any vehicle in which such Resident or his or her guest or family shall be occupants while approaching

or in the parking areas or garage serving the Condominium. No vehicle may be kept on the property if the Board deems it to be unsightly, inoperable, inappropriate, or otherwise in violation of these Rules.

(viii) *Violations.* Any vehicle in violation of these Rules may be stickered, wheel-locked, towed pursuant to the Texas Towing Act, or otherwise removed from the property by the Board, at the expense of the vehicle's owner. In addition or in lieu of the foregoing, the Association shall be entitled to take any available legal action (including seeking mandatory injunctive relief) in the event of any violation of these Rules. The Association expressly disclaims any liability for damage to vehicles on which the Association exercises these remedies for Rules violations.

8. **BARBEQUE GRILLS/SMOKERS.** No owner, resident, or guest shall operate a stove, oven, or barbeque pit outside a unit if the oven, stove, or barbeque pit is located within ten (10) feet of the unit. Electric barbeques are exempt from this restriction. Violation(s) of the foregoing rule also is a violation of the Houston Fire Code and may result in a fine not to exceed \$1,000.00. Grills, smokers, or barbeque pits are not to be stored on the common elements, porches, patios and balconies.

9. **ENFORCEMENT.**

A. Fines for violation of these Rules shall be assessed in accordance with the Association's Resolution Regarding Assessments for Violations of Rules and Regulations. Fines shall be collected in the same manner as assessments.

B. Owners shall be liable to the Association for violations of these Rules by the owner, an occupant of the owner's unit (whether tenant, resident, or the owner's/resident's/tenant's family, guests, employees, agents, or invitees), and for all costs incurred by the Association to obtain compliance, including attorneys fees, whether or not suit is filed.

C. In addition to the foregoing, in the event these Rules are violated, the Association may bring in action at law for declaratory and/or injunctive relief with any court of competent jurisdiction; or seek any other remedy allowed by law. In any event, the Association shall be entitled to seek and collect reasonable attorneys fees, costs, and expenses incurred in the enforcement of these Rules.

10. If any provision of these Rules shall be determined to be invalid, the remainder of the Rules shall remain in full force and effect.

11. These Rules shall be effective as of 1 April, 2010.

CIFICATE OF RULES AND REGULATIONS

GE 3 OF 3 PAGES

SCANNER KM-4850w

**OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
CONDOMINIUM RECORDS OF COUNTY CLERK**

208037

FILM CODE _____

ANY PROVISIONS 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

**WATERMAN CROSSING CONDOMINIUM
ASSOCIATION SECRETARY'S
CERTIFICATE OF RULES AND
REGULATIONS**

THIS IS PAGE 3 OF 3 PAGES

SCANNER KM-4850w

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 on

APR 09 2010



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED
4/9/2010 8:00 AM
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY

20100139486
4/9/2010 11rp3 \$30.00

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.