

**REVISED RULES & REGULATIONS
OF
COLONIES VILLAGE CONDOMINIUM ASSOCIATION. INC.**

The following rules are set forth and may be amended by the Board of Managers as allowed in the Declarations and By-Laws of the Colonies Village Condominium Association, Inc. Failure to follow these rules may result in fines as prescribed in the Declarations and By-Laws of the Colonies Village Condominium Association.

All rules to be enforced unless granted exemption in writing by the Board of Managers.

RULES & REGULATIONS

1. All owners shall promptly and completely comply with each of the rules and regulations herein contained or hereafter properly adopted.
2. Nothing shall be done in any residential unit, nor shall same be occupied or used for any purpose, nor shall any commodity, product or personal property be kept therein or thereon which shall cause such improvements to be uninsurable against loss by fire or the perils included in an extended coverage endorsement under the rules of the State of Texas Insurance Commission or which might cause or warrant any policy or policies covering said premises to be cancelled or suspended by the issuing company.
3. Owners and occupants of Units shall at all times exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such a manner as may disturb owners, tenants or other occupants of Units of Colonies Village, and therefore no Unit shall be used or occupied in such manner as to obstruct or interfere with the enjoyment occupants or other residents of adjoining Units, nor shall any nuisance or immoral or illegal activity be committed or permitted to occur in or on any Unit or upon any part of the Common Elements of Colonies Village.
4. The common area is intended for use for the purpose of affording vehicular and pedestrian movement within the condominium, and of providing access to the Units; those portions thereof adapted therefore for recreational use by the owners and occupants of Units; and all thereof, for the beautification of the condominium and for providing privacy for the residents thereof through landscaping and such other means as shall be deemed appropriate. No part of the common area (Common Elements) shall be obstructed so as to interfere with its use for the purposes hereinabove recited, nor shall any part of the common area be used for general storage purposes after the completion of the construction of the Units by developer, except maintenance storage room, nor anything done thereon in any manner which shall increase the rate of hazard and liability insurance covering said area and improvements situated thereon.
5. PETS:
 - a. No more than two (2) small dogs, cats or other usual small household pets may be kept in any Unit, provided always that such household pets shall be allowed on the common area only as may be specified under reasonable rules therefore promulgated by the Board of Managers. Except as hereinabove stated, no animal,

- livestock, birds, or poultry shall be brought within the condominium or kept in or around any Unit thereof.
- b. *Household pets shall not include any type of reptile or any creature that may be poisonous or deadly to humans. Household pets shall not include any animal whose nature is to burrow or tunnel.*
 - c. *All pets are to be kept on a leash or within reach of an Owner/Tenant while on the Limited Common Elements or General Common Elements.*
6. SIGNS:
- a. No resident of the condominium shall post any advertisements, signs or posters of any kind in or on the project, except as authorized by the Association.
 - b. *No lude or explicit images/documents shall be posted in/on the Common Elements.*
7. VEHICLES:
- a. Parking of automobiles shall be only in the space designated as parking for each Unit; no unattended vehicle shall at any time be left in the alleys or streets in such manner as to impede the passage of traffic or to impair proper access to parking areas. No boats, trailers or campers will be left in parking areas. No storage of any objects shall be permitted in the driveway area and the same shall at all time be kept free of unreasonable accumulation of debris or rubbish of any kind.
 - b. *All vehicles must have current registration. No inoperable vehicles are allowed in any parking space, alleys or streets. No vehicle will be allowed to park on property if it has an expired registration, flat or low tire(s), wrecked or dismantled, broken or missing window(s). No double parking behind other vehicles.*
8. It is prohibited to hang garments, rugs and/or any other materials from the windows or from any of the facades of the project.
9. It is prohibited to dust rugs or other materials from windows, or to clean rugs by beating on the exterior part of the Units, or to throw any dust, trash or garbage out of any of the windows of any of the Units.
10. DUMPSTERS/RECYCLE BINS:
- a. It is prohibited to throw garbage or trash outside the disposal areas provided for such purposes.
 - b. *Buildings 1, 2, 3 and 4 shall use the northern dumpster (near their mailboxes) and Buildings 5, 6 and & 7 shall use the southern dumpster (near their mailboxes).*
 - c. *Furniture, mattresses, sheetrock, cabinets, plumbing, wiring, and other construction debris or equipment shall not be allowed in the Colonies Village Condominium dumpsters.*
11. No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machine or air conditioning units or any other devices whatsoever on the exterior of the project or that protrude through the walls or out of the windows, or on the roof of the project save as are expressly in writing previously approved by the Association.
12. No owner or other occupant of any Unit shall make any alteration, modification or improvement, nor add any awnings, patio covers or other devices to the Common Elements of the condominium or remove or add to any planting, structure, furnishings or other equipment or object there from except with the written consent of the Association.
13. *Christmas/Holiday lights/decorations shall be allowed from Thanksgiving Day until Presidents Day.*

14. *If Owners need to shut off the water for more than 30 minutes to conduct maintenance, repairs, or remodels – they shall notify all affected units and management at least 3 days prior. In case of emergency, the Owner shall make their best effort to notify the affected units and management in a timely manner.*
15. *All Owners leasing their Unit, must send a copy of the current lease to the Association through it's Managing Agent, within the first 30 days of each lease period. Lease must include all occupants names, phone number in case of emergency, length of lease (start date and expiration date), pet vaccination records, service animal registration and certification (if applicable). Fines may be imposed if lease is not filed with the Association within 30 days.*

Current Management Company:
Galvan Neighborhood Management Company
P.O. Box 291070
San Antonio, TX 78229
210-557-9477
gnmc@sbcglobal.net

AGREED TO AND EFFECTIVE JANUARY , 2019 BY:
COLONIES VILLAGE CONDOMINIUM ASSOCIATION BOARD

IMELDA DELOSSANTOS, PRESIDENT

VALERIE PENA, TREASURER

GREGORY CARTER, SECRETARY

JOSIE VILLAREAL, DIRECTOR

ANTONIO HERNANDEZ, DIRECTOR