

Sandcastle Condominium Association Phase VI General Rules

1. Dogs are to be kept on a lease or physically accompanied by a responsible person when on the grounds of the property.
2. Owners of pets are to IMMEDIATELY remove any defecation that their pets are responsible for depositing on the grounds of the property. Failure to do so will result in a letter of complaint being sent to the Board of Directors and appropriate action being taken.
3. Yards and porches are to be maintained in a clean and appropriate fashion. items such as tables, grills, chairs, tools, bikes, etc. are not to be left on the porches or in the common area.
4. Children's toys should be properly stored when not in use.
5. No disabled vehicles are to be left on any driveway or common area.
6. Windows, screens, miniblinds, front doors, storm doors and garage doors are to be maintained in good condition.
7. Laundry may not be hung in the common area, porches or balconies.
8. All damaged plumbing fixtures must be repaired as soon as possible or reported to Etheredge Property Management at 409-945-2577, to minimize damages and expenses.
9. There is to be no parking on the curbside fire lanes behind Building B (east building) or parking in such a way as to obstruct flow of traffic.
10. No one shall park, store or keep within or adjoining the Property any large commercial-type vehicle or any other vehicle equipment, mobile or otherwise, deemed to be a nuisance, or any recreational vehicle (camper unit, motor home, trailer, boat, mobile home, etc.).
11. There are to be no flags or windsocks attached to the outside of the building.
12. Windows are to be uniform as viewed from outside the property. There are to be no colored curtains, stained glass windows, sun catchers, etc. hung from or in the windows.
13. Volume, bass or treble on televisions, stereos, etc. shall not be set at a level loud enough to be heard in the adjoining units.

14. Please make sure your garage doors stay closed at all times, even if you are at home.
15. There shall be no exterior fires whatsoever including barbecue grills, charcoal grills, gas grills, hibachis, etc. If you want to barbecue, you may take your equipment 10 feet away from the building or combustible construction. City ordinance states that there will be no barbecuing within 10 feet of any building and any violator can be fined. The codes states the following:

Section 308 of the 2006 International Fire Code states the following:

SECTION 308

OPEN FLAMES

308.1 General. This section shall control no open flames, fire and burning on premises.

308.3.1 Open flame cooking devices. Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048mm) or combustible construction.

Section 308.3.1.1 Liquefied-petroleum-gas fueled cooking devices. LP-gas burners having LP- gas container with a water capacity greater than 2.4 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048mm) of combustible construction.

16. **LOSS OF USE OF COMMON ELEMENTS FOR NON-PAYMENT OF HOA FEES AND SPECIAL ASSESSMENTS:**
 - a. Common element utilities including (but not necessarily limited to) water and cable service are funded through the collection of HOA fees.
 - b. The HOA and/or its assigned management company, if any, may have such common element utilities disconnected to any unit which has HOA fees or special assessment delinquencies for a period greater than sixty (60) days.
 - c. No notice, other than proof of submission of the rules and regulations, as adopted by the HOA, shall be required prior to the disconnection of such common element utilities.
 - d. The common element utilities may not be reconnected until such times as all delinquent HOA fees, special assessments, late fee penalties, and a reconnection charge of not less than \$100.00 per common element utility is paid to the HOA.
 - e. The HOA may require that such payment be in form of cash, certified check or travelers check, or to ensure sufficient time for a personal check to clear through the banking system prior to instituting the reconnection.
 - f. The HOA shall not be responsible for any damages incurred by a unit owner as a result of having the common element utilities disconnected to

the unit or lost revenue which may result from such common element disconnection.

- g. No reconnections will be scheduled for weekends or holidays unless prior arrangements are made, in writing, with the HOA board or the assigned management company, if any, and any additional charges related to the reconnection are paid, in cash, directly to the HOA and/or management agents, if any.**