

DAWN CONDOMINIUMS
RULES AND REGULATIONS AT A GLANCE
OWNERS AND LONG TERM TENANTS

These Rules and Regulations are guided by the Declarations, Bylaws and insurance policies of this community and endorsed by the board of directors and council of co-owners in order to make our property a safe, clean and well-kept environment in which we may all live and work together. Fine assessments apply to certain infractions of these Rules and Regulations as detailed in the attached Fine List of the Dawn Condominiums. Owners are responsible any violations by tenants and guests in their units. We appreciate your cooperation in complying with the following:

1. No loud music or shouting on walkways, balconies, patios, at pool or in other common areas.
2. Personal social events must be of a nature and size to be safely and quietly contained within the walls of your unit and may not overflow into any of the common areas of property including pool areas or parking areas.
3. Smoking is NOT allowed inside condominiums, entryways, breezeways or pool areas. Smoking is allowed only on private patios/balconies and parking areas. Do not leave butts on grounds, walkways or parking areas.
4. Clothing, towels, lights, garland, etc. may NOT be hung on railings or windows.
5. Open flame grills or pits such as charcoal or wood, gas grills or smokers are NOT allowed on property. Electric grills are permitted on patios/balconies only.
6. ONLY OWNERS are allowed pets. Owners are allowed no more than 2 pets per unit and must be under 30 lbs each. Renters, vacationers and guests are NOT allowed to have pets on property at any time. All pets must be leashed and refuse picked up. All pets must be registered with HOA management.
7. Amenities Band must be worn by each individual inside the pool areas, grilling areas and fitness center.
8. Pools open at 10am and close at 10pm. ABSOLUTELY NO GLASS OR PETS ALLOWED IN POOL AREAS. Children under 12 years must be accompanied by an individual at least 16 years of age. Only the number of occupants authorized per unit is allowed in pool or pool areas. Poolside parties, tents, loud music or cooking is NOT allowed in pool areas. Smoking is NOT allowed inside fenced pool areas. Please be respectful of the people who live around the pools. Clean up your own trash. Abandoned floats and swim gear left at pools are disposed. These as well as rules posted poolside must be followed at all times.
9. No tents, children's pools, recreational water toys/slides, personal swimming gear or equipment of any nature may be erected or stored anywhere in the common areas or on the grounds of the property.
10. Bicycles, exercise equipment, swim gear or toys may NOT be displayed or stored on patios/balconies, porches, lobbies, walkways or under stairways.
11. Bicycles, scooters or other transport devices may NOT be attached to trees, posts or rails, or stored on porches or under stairways. Bicycle racks are provided in designated areas.
12. No skateboarding or other sports inside walkways or parking areas of property.
13. All vehicles parked inside fenced and gated areas must have display a valid Dawn Condominium Parking Permit in the front windshield as designated. Trailers, boats, other watercraft or RVs are NOT allowed to be parked anywhere on property. All unauthorized vehicles will be towed at owner's expense without notice.
14. All vehicles must be well maintained and properly parked (one vehicle, one space). Each unit may park 2 vehicles inside secured gates unless prior written authorization is obtained from management. Vehicles not parked properly in a space, parked in unauthorized areas or in red or yellow zones or illegally parked in handicapped spaces may be towed at vehicle owner's expense without notice.
15. No vehicle of any type, including motorcycles, can be washed or repaired on property grounds.
16. All garbage and boxes (must be broken down) in trash receptacles stationed in parking areas. Do not leave garbage or boxes outside of fenced garbage area, beside dumpsters or in condo doorways or walkways. Large items (sofas, mattresses, tables, chairs, appliances, etc.), construction materials and paint or hazardous materials must be disposed of by individual owners. Trash service DOES NOT remove large items.
17. No outside antennas, cables, satellite equipment, etc. may be erected that is visible from walkways, windows, parking areas or street or attached to building without prior consent of HOA management.

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18. Only furniture made for outdoor use may be on balconies, porches or in lobbies. No sofas, chairs, tables obviously intended for indoors. Furniture must be kept clean and in good condition. Furniture of any type may not be left in walkways, under stairways, on lawns or outside personal patio areas.
19. No plants in walkways, stairways or common areas. Plants may not hang over porches or balconies. All plants on balconies or porches must be well maintained and cannot clutter porches or neighboring areas.
20. All window coverings must be white in color from the exterior side. All areas of unit exterior must be conforming.
21. Balconies/patios, doors and windows must be well maintained and free of trash and unsightly debris. Please do not sweep dirt and trash into walkways and stairwells.
22. Units cannot be leased to individuals under 21 years of age. Any lease made for 30 days or more must be faxed (409-420-3097) or emailed (thedawncondoshoa@gmail.com or thedawnasstg@gmail.com) to HOA management for prior written approval before tenant may move onto the property. Each lease must be accompanied by a lease application for all person(s) over the age of 18 years to occupy/reside in the unit together with a background check performed by a qualified entity providing a criminal history inquiry made in all 50 states for tenants, lessees or occupants 18 years or older.
23. Government regulations and the Declaration and Bylaws of the Dawn Condominiums allow unit occupancy as follows:

	1 Bedroom/ 1 Bath Unit	2 Bedroom / 2 Bath Unit
Owner/Long Term Maximum Occupants Allowed	2	4
Daily/Short Term Occupants Allowed	5	8

Please be respectful and appreciative of your neighbor's space and the common areas of our complex.

Management appreciates reports of any necessary exterior light bulb replacement and necessary repairs or violations of these rules.

The Dawn Condominiums nor its management company is responsible for lost or stolen items. Theft should be reported immediately to the Galveston Police Dept. (409)765-3702. Personal items found in common areas are kept in lost and found for 10 days then disposed.

Respectfully,

The Dawn Condominiums Board of Directors and Management

I, _____, Unit # _____ have read and understand the Rules and Regulations for The Dawn Condominiums and agree to comply with these rules and any others which may be contained in the Bylaws or Declaration or required for insurance purposes. I have also read the attached Dawn Condominiums Fine Assessments and understand that I am responsible for the actions of my renters and guests in complying with these rules and understand that these fine assessments may be added to my Dawn Condominiums HOA account for non-compliance by me, my tenants or guests. *

*Signature of Owner or Renter**

PLEASE RETURN TO: The Dawn Condo HOA office, 7000 Seawall Blvd, Galveston, TX 77551

*Enforcement of these rules and compliance thereto does not require signature.