

Old Oaks Condominium Owners Association

Rules and Regulations

These rules and regulations are enforceable by the Board of Directors and the Old Oaks Condominium Owners Association, Inc. pursuant to the Declaration of Covenants, Conditions & Restrictions for the Old Oaks Condominium, and the By-Laws of the Old Oaks Condominium Owners Association, Inc. By virtue of section 202.004, the Texas Property code, the Board of Directors may initiate, defend, or intervene in litigation to enforce these rules and regulations.

Legal Documents

Legal Documents are available from the Management Company on the internet at www.bealbcshoa.com under Old Oaks Townhomes, or paper copies can be requested at the offices of Beal Properties. They are located at 3363 University Dr E. STE 215, Bryan, TX 77802. The documents include the Covenants, Conditions & Restrictions (Declarations) and the Rules and Regulations.

Architectural Control

Any changes or additions to the exterior of any building requires a written request and approval by the Board of Directors prior to the changes or additions being made. This includes but is not limited to exterior lighting, windows, doors, patio covers, burglar bars, storm doors, fences, gates, decks, structures, buildings, or changes to existing buildings. Any changes or additions in the grounds such as holes, drainage swales or flumes, French drains, or elevation changes are required to be requested in writing and approved prior to such changes being made. **ALL** violations to this rule will require the Owner that made the changes to return the property to the original state.

Monthly Maintenance Fee

Monthly maintenance fee is due at the first of each month. If the fee is paid by the 15th of every month, the payment delinquent and subject to a late charge of \$35.00 and interest on the past due total at an annual rate of 10%. Delinquent fees may also result in the loss of common area privileges (including parking) and foreclosure by the association.

Pet Policy

No animals, livestock, or poultry of any kind shall be raised, bred, kept, maintained, or harbored within this Condominium complex, except for dogs, cats, or other household pets, if they or not raised, bread, kept, or maintained for any commercial purposes. If such dogs, cats, or other household pets become obnoxious to other residents, the owners of such dogs, cats, and other household pets shall remove them from the property upon written notice issued by the Board of Directors. All pets must be on a leash when outside of the owner's condominium. Allowing any pet to roam at will under any circumstance is considered a violation. It is the owner's or tenant's responsibility to immediately pick up and properly dispose of their pets' droppings on Old Oaks Condominiums property.

Noise Level

Providing a quiet, peaceful place to live is the main goal of the Homeowner's and Beal Properties management. Be considerate of your neighbors regarding sound levels in your unit; sound can travel easily through the walls.

Parking Policy:

All owners are responsible for the instruction of their children, tenant(s), and/or guests as to the provisions of all the rules, regulations, and polices of the Old Oaks Condominium Owners Association for parking and towing. The following are from the Associations By-Laws and Declaration of Covenants, Conditions, and Restrictions:

1. **Parking stickers will be issued. If the sticker is not properly displayed, a resident runs the risk of having their vehicle towed.**
 2. All vehicles in yellow striped "No Parking" areas will be towed. Parking on lawn areas or other areas not specifically designated for parking is prohibited.
 3. Each unit has one assigned reserved parking space, which is numbered. This is the primary parking space for each unit. Anyone parking in your reserved space without your permission may be towed by calling the number listed on the towing sign posted on the property. Your driver's license will be needed for address verification.
 4. Owners of two or more vehicles must park the second in an unnumbered space and if the second vehicle is a motorcycle it must be in the designated motorcycle space when available
 5. Visitors may park in any space not numbered. Please check with you guest when they arrive to be sure that they are parked correctly. If they park in another unit's reserved spot - have them move their vehicle to an unnumbered spot.
 6. No vehicle(s) may rest upon a block(s), jack stand (or maintenance type support for more than 24 hours. The tires of the vehicle(s) must be inflated and not allowed to rest flat. Major repairs and/or major restorations shall not be conducted on any vehicle anywhere on the property including the parking lot (with the exception of oil changes).
 7. No commercial vehicle(s), which displays advertising of any nature, may be parked upon the property.
 8. No campers, recreational vehicles (boats, watercraft, jet skis, off-road motorcycles, etc.) or trailers may be parked in the parking lot at any time.
 9. No car washing is permitted on the premises.
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Cooking on Patios

The City of Bryan adopted the International Fire Code which prohibits using an open-flame cooking device (charcoal grill or propane grill) within 10 feet of a combustible building. Any use of these type grills must be over 10 feet from the building or any combustible structure, including decks.

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 (3048 mm) of combustible construction.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Fire Extinguisher

Owners are required to maintain a functional fire extinguisher and must have multi-purpose ABC. The fire extinguisher should be easily accessible in case of an emergency. It is recommended to store it in a designated, visible location, Solid colors only.

Window Coverings

Only window coverings made for windows are allowed. No aluminum foil, or reflective window covering are to be put on the windows as a shield.

Sign Policy

No signs of any kind may be displayed in public view on any lot or building except for a sign of not more than five (5) square feet in area with a realtor's name and phone number showing the property for sale or for lease. This sign may only be displayed in the open area north of the trash dumpster on the west side of the driveway.

Outside Antennas

Outside Antennas, satellite dishes, TV, FM are not permitted to be attached to the exterior walls or roof of the buildings. No wiring or cables are allowed to be attached to the exterior of the buildings and no holes are permitted to be made for wiring to go through the exterior walls of the buildings.

Garage Sales

Garage sales and Estate sales are prohibited in or on the grounds of the complex.

Short-Term Rentals / Air BnB's:

No Owner shall be permitted to lease the Unit for hotel or transient purposes. Each unit shall be occupied and used or leased by the Owner only as and for a residential dwelling for the Owner, his family and his social guests or tenants.

EVICTON OF TENANTS:

The Association shall have the right to evict an Owner's tenant who substantially or repeatedly violates the Association rules and regulations.

These rules are not a complete listing of all obligations of owners, residents, guests, and employees. The Old Oaks Condominium Declaration and Old Oaks Homeowners Association Bylaws include additional responsibilities and obligations not enumerated in this document.

OLD OAKS OWNERS ASSOCIATION RULES AND REGULATIONS, OLD OAKS OWNERS ASSOCIATION BYLAWS, AND CONDOMINIUM DECLARATION SHALL PREVAIL OVER ANY CONFLICTING PROVISIONS OF ANY LEASE OR ANY OWNER'S RULES.

NOTARY ACKNOWLEDMENT ON FOLLOWING PAGE:

Executed on this 13 day of March, 2024.

Old Oaks Condominium Owner's Association,
a Texas non-profit corporation

By: Karen Quatthebaum
Title: President

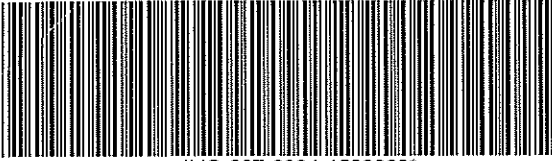
STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 13th day of March, 2024, by Karen Quatthebaum, President of Old Oaks Condominium Owner's Association, a Texas non-profit corporation, on behalf of said entity.



T. Myers
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Toni Myers
Beal Properties
3363 University Dr. E., Suite 215
Bryan, TX, 77802



VG-267-2024-1523862

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1523862
Volume : 19096

Real Property Recordings

Recorded On: March 13, 2024 11:08 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

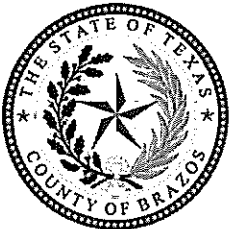
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1523862
Receipt Number: 20240313000042
Recorded Date/Time: March 13, 2024 11:08 AM
User: Sarah T
Station: CCLERK09

Record and Return To:

Toni Myers
3363 University Drive East Ste 215
BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX