

CANDLELIGHT VILLAGE
RULES & REGULATIONS
(Revised November 2022)

1. All unit owners will be required to have their residents/tenants sign a copy of the rules and regulations and return said copy to the Condominium Association and/or Managing Agent for record keeping. **Each and every time new residents/tenants reside in the unit; another copy of the signed rules and regulations must be submitted to the Association along with the residents' current telephone number.**

2. The landscaped areas and walkways around the buildings and entrances of the buildings/resident units shall not be obstructed or used for any purpose other than ingress to and egress from the residents units.

3. No articles shall be placed or allowed to remain at the entrances, on the walkways or landscaped areas around the building. No clothing or other articles shall be hung in or from any windows or boardwalk handrails.

4. Unit Owners, family members, guest, residents/tenants, agents, employees, etc. shall not use sidewalks, driveways and entrances as play or recreational areas.

5. No vehicles belonging to or under the control of a unit owner, family member, guest, resident/tenant, agent, employee, etc. shall be parked in such a manner as to impede or prevent ready access to any entrance or exit from a building. Vehicles shall only be parked with the designated parking areas.

6. No vehicles shall be left standing in a parking space in a non-operative condition, nor shall there be any major repairs done to vehicles in a parking space or in the driveways. Parking spaces shall be used for parking purposes only. Car washing is prohibited.

7. Trailers, boats, recreational vehicles, campers, and non-registered vehicles are prohibited.

8. No owner shall produce or permit to be made any noise or noxious odors that will disturb or annoy the occupants of other units or do or permit anything to be done therein which will interfere with the rights, comforts or convenience of other owners/residents. The board shall have the sole and absolute discretion to determine what constitutes a nuisance or annoyance.

9. Disposition of garbage and shall only be in a securely tied plastic bag and placed inside the appropriate dumpsters. Bulk pick up days are weekly on FRIDAYS, YOU MAY PLACE THE BULKY ITEMS IN THE ASSIGNED AREA ON THE PROPERTY 48 HOURS BEFORE AND UP TO 7 A.M. ON THE SCHEDULED DAY OF COLLECTION.

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The following items will not be collected for disposal through Brush & Bulky Service:

- Unused construction and demolition materials from projects like landscaping, remodeling, sidewalk and driveways improvements, and large-scale fence construction and repair.
- Concrete, brick or rock
- Household garbage
- Tires & Batteries

10. All residents shall keep their unit in a good state of preservation and cleanliness, and shall not sweep or throw, permit to be swept or thrown, any dirt, substance or debris from the doors or windows.

11. No work of any kind of shall be done upon the exterior building walls or upon the common elements by any unit owner or resident. Such work is the responsibility of the Condominium Association.

12. No owner or resident/tenant shall permit any sign, notice, advertisement, or decoration to be inscribed or imposed on or projected from any window, door or other part of the building, except those approved in writing by the Association Board or Managing Agent.

13. Tenant/owner shall report any damage to interior or exterior of property. Also, the owner must be notified of any interior repairs in a timely fashion.

14. No radio or television aerial or satellite dish shall be attached to hung from the any portion of the exterior of the buildings, fences, without prior written consent from the Association Board or Managing Agent.

15. No owner, family member, guest, resident/tenant, agent, employee, etc. shall use or permit to be brought into or stored in the building any flammable combustible oils or fluids such as but not limited to as gasoline, kerosene, naphtha, benzine or other explosives or articles deemed hazardous to life, limb or property.

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16. Any damage to the common elements or common personal property caused by a unit owner, family member, guest, resident/tenant, agent, employee, etc. shall be repaired or replaced at the expense of the unit owner.

17. Owners shall be held responsible for the actions of their family member, guests, residents, agents, employees, etc.

18. Complaints regarding the service of the building and/or grounds or regarding actions of other unit owners shall be made in writing to the Condominium Association Board of Directors at hoa@bealbcs.com.

19. All pets allowed outside of the condominium unit must be kept on a leash. Failure to keep all pets on a leash while on the property's common grounds shall result in an immediate fine of \$100 to the Owner of the unit.

20. Owners, family members, guests, residents/tenants, agents, employees, etc. shall not at any time or for any reason whatsoever, climb or attempt to climb on the roof of a building. A \$100 fine will be imposed against unit owner if said owner, family member, guest, resident/tenant, agent, employees, etc. is in violation of this rule. This fine can be recuperated from tenant.

21. Any consent or approval given under these rules and regulations by the Condominium Association shall be revocable at any time on a per case basis.

22. These community rules and regulation may be added to, amended, or repealed at any time by the Condominium Association Board of Director.

Indemnification

Unit owners and tenants agree to indemnify, defend, and hold harmless the Association and its property manager from and against all claims, losses, damages, costs (including reasonable attorney's fees), suits and proceedings arising from all acts that are in violation of the Declaration of Candlelight Village, Bylaws of Candlelight Village Owner's Association Inc. and these Rules and Regulations.

Beal Property Online Portal

Online Owner's Portal to pay dues

https://brazoscentury21.appfolio.com/oportal/users/log_in

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Property Manager Contact and Maintenance

Beal Properties
ATTN: Candlelight Village
3363 University Dr East Suite 215
Bryan, Tx 77802
(979)764-2500

Telephone reporting of maintenance requests or issues will be processed, however written documentation is REQUIRED for any official action or response from the Association. Any exceptions to the Rules and Regulation requests for consideration of waiver, approval for exterior work, and Association approvals of any other changes must be made in writing.

These rules may be added to, amended or repealed at any time by the Board of Directors of the Association.

These rules are not a complete listing of all obligations of owners, residents, and guests. The Candlelight Village Declaration and the Candlelight Village Homeowners Association Bylaws include additional responsibilities and obligations not enumerated in this document. Candlelight Village Homeowners Association Rules and Regulations, Candlelight Village Bylaws, and the condominium Declaration shall prevail over any conflicting provision of any lease or any owner's rules.

Beal Properties maintains a website for Candlelight Village.

The website contains copies of the most current Rules and Regulation and a link to the owner's portal where you can report maintenance issues and problems in the complex. It also serves as a hub for information on water shut offs, repairs, or other upcoming events at the Candlelight Village. www.bealbcshoa.com