

STONE CIRCLE OWNER'S ASSOCIATION
RULES & REGULATIONS

1. 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 resident units.
2. **NO VEHICLE SHALL BE LEFT STANDING IN A PARKING SPACE IN A NON-OPERATIVE CONDITION.** Nor shall there be any repairs done to vehicles in a parking space or in street. **Unit owner subject to a fine of \$100 for violation of this rule.**
3. NO trailers, boats, oversized recreational vehicles or campers are to be permitted on or in the common parking areas. (They will be towed at owner's expense).
4. 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.
5. All owners/residents shall keep their unit and court yard 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.
6. No animals, livestock or poultry of any kind shall be raised, bred, kept, maintained or harbored within this condominium regime, except that **TWO DOGS, CATS OR OTHER HOUSEHOLD PETS (WEIGHT LIMIT OF 60LBS. FULL GROWN) MAY BE KEPT.** If household pet becomes obnoxious to other owners, the owner of such pet shall immediately remove the animal on a permanent basis upon written notice from the Owners Association or Managing Agent. Effective immediately, noncompliance with this rule will result in the imposition of a fine in the amount of \$100 per pet per week to the violating owner.
7. All pets allowed outside of the unit must be kept on a leash. Leash Law is also a City of Bryan ordinance and will be strictly enforced. Owners must clean up after their dogs. Pit Bulls are not allowed in Stone Circle.

8. The managing agent, or if there is no managing agent, then the board of directors, shall retain a key to each unit. No owner shall alter any lock or install a new lock on any door or gate leading into the unit without providing a copy of said key to the Association. If Association does not have a key and an emergency arises, the managing agent and/or board of directors shall have the right to gain entry by any means necessary to prevent further property damage.
9. Any damage to the common elements or common personal property caused by a unit owner, family member, guest, resident, agent, etc., shall be repaired or replaced at the expense of the owner.
10. No Owner, resident or lessee shall install wiring for electrical or telephone installation, television antennas, machines or air conditioning units or any other devices whatsoever on the exterior of the Project or that protrude through the interior walls, without written consent from the Association.
11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles in the storage units.
12. Any consent or approval given under these rules and regulations by the board of directors shall be revocable at any time.
13. Complaints regarding the service of the building and grounds or regarding actions of other owners shall be made in writing to the board of directors.
14. These community rules and regulations may be added to, amended, or repealed at any time by the board of directors.
15. **DO NOT** attached anything to the exterior siding. No nails in the siding.

Note: Rules regarding pets; present owners will be allowed to keep their pets. New residents and or any new pets obtained after 11/01/04 will be subjected to the rules.