

Introduction:

For the purpose of interpreting these rules, the following terms shall have the definition assigned in the section:

1. "Association" shall mean Quail Run Condominium
2. "Common Elements" means the general common elements consisting of all portions of the property except the individual units which are individually and separately owned.
3. "Declarations" shall mean the Declaration of Quail Run Condominium.
4. "Governing Documents" shall mean the Declarations, Articles of Incorporation, Bylaws and Amendments.
5. "Owner" shall mean the recorded Owner(s) of a Unity
6. "Property" Shall mean all property encompassed and owned by the Association and the Owners, including Common Areas and Unitys
7. "Resident" shall mean the persons(s) who actually live in the Unit.
8. "Unity" Shall mean one condominium home in the Quail Run Condominium complex

These Rules and Regulations are adopted by the Board of Directors (Board or BOD) of Quail Run Condominium pursuant to the Texas Uniform Condominium Act, Declarations, and the applicable Articles of Incorporation and Bylaws (all collectively referred to as the "Governing Documents").

All Rules, Regulations, Restrictions and Covenants contained in the Declarations and Bylaws, and Applicable under the laws of the State of Texas, are incorporated as part of the Rules and are subject to the enforcement policies set forth in these Rules. Copies of the Governing Documents are provided at the time of purchase or at the sale transfer of the Unit. The Documents will also be available on the QRHOA website.

PURPOSE OF RULES

The purpose of these Rules is to preserve the value of the individual units, to maintain Quail Run Condominium as a safe and secure place to live, and to maintain an overall desirable environment by the adoption of reasonable rules and reasonable enforcement mechanisms.

PERSONS TO WHOM THESE RULES APPLY

These rules apply to all owners, mortgagees, purchasers at foreclosure sales, residents, renters, occupants, and any of their families, friends, guests, and any other person who may enter the property at any time.

Every person to whom these rules apply is personally responsible for any violation of these rules. The owner of any unit is jointly and severally responsible for any violation of these rules by any person occupying their unit and any guests of, or persons associated with, any persons occupying their unit. The Board will enforce these rules against the

owner of record.

All non-resident owners are required to notify the management company of their tenants' names and phone numbers.

ENFORCEMENT OF RULES

The Board will enforce any violation of these rules through any reasonable and lawful action, any action provided for in any section of these rules, or any action permitted by the Association's Governing Documents.

Any violation or infraction of these rules may result in any one or more of the following actions as deemed appropriate and reasonable by the Board:

1. Warning
2. Fine
3. Lien filed against the unit
4. After written notice to the owner, the Board Representative may perform any such maintenance deemed necessary and assess the cost of such violation or breach against the unit owner.
5. Take any other appropriate action including but not limited to, any action provided for in the governing documents or these rules.

REPORTING VIOLATIONS

The Board relies upon the Owners and Residents to self-monitor the community. The Board requests and encourages Owners and Residents to report violations of the rules so that the safety, security, and community environment is protected.

Any person may report a violation of the rules by providing the following information to Property Management, in writing, email, or through the website: [WEBSITENAME](#)

1. Name and address of the reporting individual
2. The name and/or unit number of the person or unit related to or owned by the persons alleged to have committed the violation (or any other reasonable method of identifying the vehicle, person or unit of the incident of violation)
3. A reasonably detailed description of what the person saw, heard, or how they otherwise can verify that a violation occurred
4. The date, time, and location they saw or otherwise perceived

GENERAL INFORMATION

GOVERNMENT

Quail Run is a non-profit corporation governed by the Declaration, Bylaws and subsequent amendments of the Quail Run Condominium on file at the Travis County Courthouse. The Association is composed of the owners of the 102 units in Quail Run Condominium, each unit having one vote.

The Quail Run Homeowners Association (HOA) holds an Annual Meeting during which time members are elected to serve on the Board of Directors. Board members make day-to-day decisions for the Community. Each Board member (Director) is elected for a two-year term. Three members are elected in odd numbered years and four members are elected in even numbered years. This allows for over-lapping terms, giving continuity to the BOD. The Board Members elect its own Officers: President, Vice-President, Treasurer and Secretary. The BOD may also appoint Special Committees and other assignments as needed from the Members-at-Large or from the Association Membership to address special issues. All members of the Board and Committee Members are volunteers and are not monetarily compensated.

MONTHLY PAYMENT OF FEES

1. All community assessments, fines, and fees are due and payable on the first (1st) day of each month. These fees are late if they are received after the fifteenth (15th) day of each month.
2. A late fee of \$25 will be assessed in any month in which the payment is late or does not completely pay all outstanding amounts including but not limited to any prior late charges, legal fees, fines or other assessments. All charges to the Association by its Financial Institution will be added to the owner's assessment for any checks or payments that are not honored for any reason.
3. All associated attorney fees will also be assessed.

INSURANCE

An annual Master Blanket Insurance Policy with the Association named as the insured, covers all Common Elements. This policy covers only the real property of the QRHOA. IT DOES NOT COVER YOUR UNIT INTERIOR, PRIVATE POSSESSIONS OR ANY CONTENTS OF YOUR HOME. Each unit owner must purchase the Texas Standard Condominium Owners Form of Coverage for contents and personal liability. Owners must have insurance to cover all interior perimeters from the studs in, including drywall, electrical and mechanical equipment, plumbing, windows and doors.

GENERAL RULES FOR THE COMMON AREA

BE A GOOD NEIGHBOR

No noxious or offensive activity will be carried on, nor will anything be done or placed in or upon the property which is or may become a nuisance or which may cause unreasonable disturbance or annoyance to any person. No activities will be conducted, in or upon any part of the property, which are or may become unsafe or hazardous to any person or property. These include, but are not limited to, anything which is injurious to health, offensive to the senses, indecent, or any obstruction to the free use of the Common Elements so as to interfere with the comfortable enjoyment of life or property of anyone else.

Be mindful of others' needs for privacy and quiet. Do not cause or permit any unreasonable noise on or near the Property. Pay attention to voice volume anywhere near other people's homes at all times. **Quiet hours are from 10:00 P.M. until 8:00 A.M.** Please use good judgment when entertaining both inside and outside of units.

No unlawful activity will be conducted in or on the Property.

OPERATING A BUSINESS FROM A UNIT

Each unit shall be used and occupied by the owner or his lessee for residential purposes only and for no other purpose.

COMMON ELEMENTS

Each homeowner shares an equal portion of the land, buildings, streets, pools (called the Common Elements) and driveways (assigned for exclusive use by Unit Owner). Each owner's private deck/patio/fence are not part of the Common Elements but they are regulated by the Bylaws.

The owners share the Common Elements and all have the responsibility to keep all areas safe and clean.

Landscape and maintenance are contracted services. If an owner or resident has a problem with any of these services, call the Management Company. Do not make requests of the landscaping or maintenance service agents directly.

UNIT EXTERIORS

The exterior of a home is part of the Common Elements and cannot be changed in any way without obtaining prior approval from the Board. **Requests are to be made in writing to the BOD with specifications and drawings.** The quality of work for any approved changes shall be inspected and approved by the BOD and shall conform to the Property's General Building Standards.

Changes made by the unit owner that do not conform to this rule or if there is

maintenance required on the unit owner's patio/deck/ fence, windows or doors, the unit owner will be notified to correct the problem. If the owner fails to make the correction(s) within 90 days, the Board of Directors will have the corrections made and the owner will be assessed for the costs.

PATIO COVERS/PERGOLAS

Any plan for construction of patio elements (fences, pergolas) must be presented to the Board. Patio Guidelines and Design illustration are published on the website: [WEBSITENAME](#)

Any **storage of wood/firewood** must be kept away from the siding, the foundation or fences and must be stored in a cradle no less than three inches above the ground.

SATELLITE DISH OR ANTENNAE

No exterior television or radio antenna shall be installed without prior permission of the Board. No antenna or satellite dish shall be mounted or fastened to the roof.

WILD ANIMAL CONTROL

Food of any kind must not be left outdoors. Food (including bird seed) attracts squirrels, raccoons, armadillos, skunks, coyotes, rodents and possums. Any of these wild animals can cause structural damage, carry rabies and other diseases.

TRASH

Trash receptacles must be curbside by 6:30 a.m. on pick-up day. Remove containers from the curb by the end of that day. Yard debris must be placed in recyclable paper bags or tied in bundles. **All trash and recyclable containers MUST be stored inside the garage, out of sight** from any Common Area. Placement of trash containers anywhere which causes offense to a neighbor will be regarded as non-compliance with this rule and will be reported and dealt with as such.

FLAGS

The United States, Texas, or a Military flag, no larger than 3'x5', may be hung on a bracket attached to the wood trim of the exterior garage door.

SIGNS AND POSTERS

Signs and posters are not permitted on the Common Elements. There are two exceptions to this rule, one is a single sign designating a home "For sale" or "For Lease." This sign is to be no larger than 384 square inches (e.g. 24"x16") and attached to the metal gate on the walkway or at the opening of the walkway if the gate is missing. This sign is to be removed when the home is leased or sold. Small Security Systems signs are also permitted.

RELIGIOUS AND SEASONAL DISPLAYS

Residents may display on their entry door or doorframe of their dwelling one or more religious items. These are limited to displays which collectively do not exceed 25 square inches and are motivated by the resident's sincere religious belief.

Symbols or graphics may not contain material offensive to passers-by. If a religious item is displayed in violation of this rule, the Board of Directors may have the offending item removed without prior notice.

Holiday and special event decorations are to be displayed no earlier than four weeks before and must be removed by two weeks after the occasion.

RAIN BARRELS AND SOLAR PANELS

Rain Barrels and solar panels are allowed. Prior to placement, however, approval for desired location **MUST** be approved by the Board of Directors. Call Management to schedule this.

GARAGE SALES

Garage sales are not permitted.

VEHICLES AND PARKING

There is neither **parking on the grass**, nor **curbside parking at Quail Run**. Both of these offenses will result in **towing at the owner's expense** without further warning. The only exception to this rule are service vehicles.

Guest parking spaces are for extra guests only, not for residents. Resident vehicles ..." shall **not be parked in the guest parking areas** except on an emergency basis and in no event for a period to exceed twelve hours". [Bylaws p.19 #31 m.] There is ample parking for all residents within their unit's garage and on their respective driveways. All vehicles must be in operating condition and have evidence of up-to-date inspection and registration.

Notify Management if extended visitor parking (more than twelve hours per week) is desired for guests. With a description of the vehicle (make, color, plates), a **parking permit** will be issued by Management, having a **start** and **end** date. This **permit** must be displayed within full view on the vehicle's dashboard or hung from the rearview mirror.

ILLEGALLY PARKED VEHICLES

Extended visitor parking without a permit will be marked with a warning sticker. If the vehicle is either not moved or is parked once again in a guest parking space, **the vehicle will be towed at the owner's expense**.

Likewise, after placement of the warning sticker, any inoperable vehicle will be towed if not removed from the premises.

"No boats, trailers, trucks (other than pick-ups), campers or motor homes shall be allowed to be parked in the Project Property other than in an enclosed garage. No motorcycles without mufflers shall be permitted in the Project Property." [Bylaws, p.19 #31, l.]

SPEED LIMIT

The speed limit is **15 MPH** within the Quail Run Community. Compliance to this rule is essential for the safety of all pedestrians, as there are no sidewalks. Please report violations to this rule to Management, noting the date and time, vehicle description, tags, owner if known or residence of the noncompliant operator and a **\$100 fine** will be issued.

PETS

There will be no commercial breeding of pets on the premises. No poultry or any other fowl may be kept in the community either temporarily or permanently.

Size and Number of Pets

[Bylaws, p.18 #31, f.] "No animals of any kind, other than **small** household pets, shall be housed or kept in or about the project property..." Household pets are limited to three (3).

Small is defined as no more than 35 pounds. Pets residing at Quail Run in excess of 35 pounds prior to January 1, 2012 are exempt.

Prior to the signing of any unit for lease or sale, homeowners are required to provide a copy of these Rules and Regulations to insure that buyers or renters do not have a pet weighing more than 35 pounds. If a larger than 35 pound pet is moved onto the property, the **unit owner will be fined \$100 and an additional \$10 per day until the pet is removed from the Property.**

Leash Requirement

..."Any house pets which are allowed outside must be kept on a leash or in fenced enclosure at all times." [Bylaws, p.18]. Pet owner will be reported and given warning. A **\$100** fine will follow a subsequent offense.

Nuisance

Barking Dogs, left out within a patio enclosure, constitute a nuisance. This disturbance is an offense subject first to a warning, followed by a fine of **\$100** for each subsequent

Animal Feces

Owners must immediately collect and properly dispose of all solid droppings from their pet on the Property. Any pet owner not picking up after their pet will be fined **\$100** for each violation.

Pets are not allowed to enter the pool gates.

POOLS

Swimming pools are for the enjoyment of residents of QRHOA and their guests

only. THERE ARE NO LIFEGUARDS ON DUTY. Swim at your own risk. Do not swim alone.

All are REQUIRED to observe the rules posted at each pool and listed below:

1. Common sense and all water safety rules shall be observed at all times.
2. **Pool gates must be closed and locked at all times.**
3. There are **911** phones at both pools in case of emergency.
4. Children 14 years or younger MUST BE accompanied by an adult.
5. There is to be **no glass of any kind within the gated pool areas***
6. With the exception of service animals, **pets are not allowed in the pool areas at any time. This a health hazard and is against city ordinance.***
7. Residents are limited to **3 guests at any time**. Permission for larger parties may be obtained by contacting Management.
8. The pool is open daily. Closing time for ages 11-16 is 9:00 pm.
9. Excessive noise or disturbance will result in being required to leave.
10. When other swimmers are present, limit the number of floats to two (30"x60").

* N.B. Non-compliance with rules **#5 and #6** will result in a **\$100 fine with no further warning.**

POOL PARTIES AND FUNCTIONS

A written request to reserve one of the pool amenities is to be sent to Management at least two (2) weeks prior to the activity being held.

Please note reservations cannot be made on national holidays or on holiday weekends. The reserved pool area will still be open for other residents to use.

The request should include:

1. Pool Site (north or south pool)
2. Date and time of activity
3. The number of guests expected
4. The type of event or occasion
5. The Management Company will check availability and notify the resident within three (3) days of receiving a request. A copy will be sent to the president of the BOD. Only one pool will be scheduled for functions on any given day.
6. Pool site shall be cleaned and trash removed upon departure.
7. A user fee and deposit of one hundred dollars (\$100.00) is required. The deposit will be fully refunded if the facility is left clean and trash is removed.

Disregard for this application process, deposit and written approval will result in a mandatory \$100 fine. An additional \$100 fine will be assessed if the facility is not cleaned and any trash is not removed.

No more than 20 people (children and adults) shall occupy the pool area at any given time. There are to be no excessive noises above the level of normal conversation. All swimmers must observe all water safety rules and children must be supervised at all times. There are limited parking spaces available, If more parking is needed, ask your neighbors for their driveway space in advance of your event. You might return the kindness some day!



