

THE COLONY TOWNHOMES ASSOCIATION, INC.
RESOLUTION

DEED RESTRICTION ENFORCEMENT
PARKING RULES & REGULATIONS

Whereas, at least Article II, Sections 1 and 3, and Article IX, Sections 4 and 11, of the Declaration of Covenants, Conditions, and Restrictions (the Deed Restrictions) of The Colony Townhomes charge the Board of Directors with the responsibility and authority to establish and enforce rules and regulations over the Common Area, and include provision that "the Owners are hereby prohibited and restricted from using any of the Properties outside the interior property lines of each Building Plot, except as may be allowed by the Association's Board of Directors";

and Whereas, the Board of Directors desires to establish a uniform and equitable policy and procedure for the enforcement of the Deed Restrictions; now, therefore it is Resolved, that

Parking in, on, or about The Colony Townhomes is subject to the following:

1. Definitions as used herein:
 - (a) "Owner" is deemed to include the heirs, successors, and assigns of the Owners of the Building Plots;
 - (b) "tenant" is deemed to mean the Owner's assignee (including lessees) living in one of the Building Plots;
 - (c) "vehicle" is deemed to be any device for carrying passengers, goods, or equipment.
2. Parking facilities in or on the Properties are reserved for the exclusive use of the Owners of The Colony Townhomes Building Plots, and their families, guests, invitees, and tenants.
3. No boat, light trailer, travel trailer, mobile home, motor home, camper, or recreational vehicle may be parked anywhere on the Properties for more than 24 hours.
4. No inoperable, disassembled, or partially disassembled vehicle may be parked anywhere on the Properties for more than 24 hours. Any vehicle without current license tags, or current registration, or current inspection sticker is deemed to be inoperable.
5. No 2-ton or greater capacity vehicle not actively engaged in emergency, construction, repair, or service work on the Properties, may be parked at any time on the Properties.
6. No vehicle that cannot be licensed to operate on public streets, or that is prohibited from being on public streets, may be parked wholly or partially in public view at any time on the Properties.
7. No vehicle of any kind may be parked at any time on any surface in the Common Area other than on paved parking areas. (E.g., parking on the grass is prohibited.)
8. Any vehicle in violation of these rules and regulations, or parked in areas designated as No Parking, or parked in trespass (i.e., without the express permission of the Board of Directors or its duly appointed representative) is subject to being towed off the Properties at the expense of the vehicle owner.
9. Each owner is responsible and liable for notifying his tenant or assignee, in writing, of these rules and regulations.

Adopted 8/18/94 by the Board of Directors.

Revised 5/08/14 by the Board of Directors.

THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: DISPLAY OF POLITICAL SIGNS

WHEREAS, Section 202.009 of the Texas Property Code requires property owners' associations to allow property owners to display certain political signs on their property, and authorizes the Association to regulate such signs and the display thereof; and

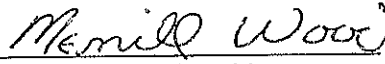
WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision;

now, therefore, it is **RESOLVED**, that

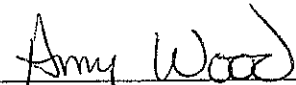
Property owners may display on their property one or more signs advertising a political candidate or ballot item for an election ("Political Sign"), subject to the following regulations:

1. A Political Sign shall not be displayed more than ninety (90) days prior to, nor more than ten (10) days after, the election to which the sign relates.
2. Only one Political Sign for each candidate or ballot item may be displayed.
3. Political Signs may be displayed only on the owner's property, and may not be located on, nor encroach on, another lot, an easement, any Common Area, or any property owned or maintained by the Association.
4. Political Signs may be displayed only in the windows of the dwelling or on a second story balcony (if any) of the dwelling.
5. No displayed Political Sign may:
 - (a) be attached in any way to a vehicle, a trailer, a structure, a light, plant material, a traffic control device, or any other existing object;
 - (b) contain balloons or lights, flora, roofing material, siding, paving materials, or any other similar building, landscaping, or nonstandard decorative component;
 - (c) be accompanied by music or other sounds or by streamers or be otherwise distracting to motorists;
 - (d) contain language, graphics, or any display that would be offensive to the ordinary person;
 - (e) include the painting of architectural surfaces;
 - (f) be larger than four (4) feet by six (6) feet;
 - (g) threaten the public health or safety;
 - (h) violate any law.
6. The Association may remove without notice any Political Sign in violation of these regulations.

Adopted June 13, 2012.


Merrill Wood, President

attest:


Amy Wood, Secretary

THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: SOLAR ENERGY DEVICES

WHEREAS, Section 202.010 of the Texas Property Code requires property owners' associations to allow property owners to install solar energy devices on their property, and authorizes the Association to regulate the installation and appearance of such devices; and

WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision;

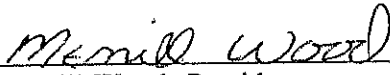
now, therefore, it is **RESOLVED**, that

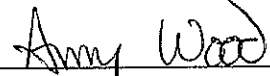
Property owners may install solar energy devices on their property subject to the following regulations:

1. The installation of a solar energy device requires the prior written approval of the Architectural Committee (AC). Approval may be withheld if the AC determines that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
2. Solar energy devices are permitted only on the owner's property and shall not be located on, or encroach on, another lot, any Common Area, or any property owned or maintained by the Association. Solar energy devices are not permitted anywhere on a lot except on the roof of an approved patio cover, or in the fenced-in patio area of the lot.
3. A solar energy device mounted on the roof of an approved patio cover:
 - (a) shall not be visible from the street directly in front of the dwelling;
 - (b) shall not extend higher than or beyond the roofline of the patio cover;
 - (c) shall conform to the slope of the patio cover roof and have a top edge that is parallel to the roofline;
 - (d) shall have frames, support brackets and/or visible piping or wiring that are of silver, bronze, or black tone, as commonly available in the marketplace; and
 - (e) shall be located on the patio cover roof as designated by the AC, subject to any limitations imposed by §202.010.
4. A solar energy device located in a fenced-in patio area shall be mounted lower than the fence line and shall be screened from public view by the fence enclosing the patio.
5. A solar energy device shall not be installed in a manner that voids material warranties.
6. A solar energy device is not permitted on a lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.

Adopted June 13, 2012.

attest:


Merrill Wood, President


Amy Wood, Secretary

THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: FLAGS AND FLAGPOLES

WHEREAS, Section 202.011 of the Texas Property Code requires property owners' associations to allow property owners to display certain flags on their property, and authorizes the Association to regulate the display of such flags; and

WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision;

now, therefore, it is **RESOLVED**, that

Property owners may display flags on their property subject to the following regulations:

1. **FLAGS.**

- (a) Only "Permitted Flags" may be displayed in the subdivision. The only Permitted Flags are:
 - (1) the flag of the United States of America, which must be displayed in accordance with 4 U.S.C. Sections 5-10; and
 - (2) the flag of the State of Texas, which must be displayed in accordance with Chapter 3100 of the Texas Government Code; and
 - (3) an official or replica flag of a branch of the United States armed forces.
- (b) The maximum allowed dimensions of a displayed flag are three (3) feet by five (5) feet.
- (c) A displayed flag must be maintained in good condition; a deteriorated flag must be replaced or removed.
- (d) A displayed flag must be attached to a flagpole. A flag shall not be draped over or attached to any structure other than a flagpole. Nor may a flag be displayed in a window.

2. **FLAGPOLES.**

- (a) The owner must first apply to, and receive written approval from, the Architectural Committee (AC) prior to installing any flagpole. The Association may require an Owner to remove flagpoles or flagpole footings that do not comply with these Guidelines.
- (b) No more than one (1) flagpole, either freestanding or attached to a structure, is permitted on any lot.
- (c) A flagpole attached to a structure shall not exceed six (6) feet in length.
- (d) A freestanding flagpole shall not exceed twenty (20) feet in height, may only be installed in the patio area of the lot, and must be permanently installed in accordance with the manufacturer's guidelines and specifications. The AC may require the installation of fencing or landscaping to screen the stand and/or footing from public view.
- (e) A flagpole must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in the construction of the flagpole, and must harmonious with the residential dwelling on the lot. Flagpoles shall be of commercial grade, not home-made, and not plastic.
- (f) A flagpole must be located entirely within the lot and shall not be located on, or encroach on, another lot or a Common Area.
- (g) A flagpole shall conform to all setbacks, easements, and zoning ordinances.
- (h) A flagpole must be maintained in good condition; a deteriorated or structurally unsafe flagpole must be repaired, replaced, or removed.


THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: FLAGS AND FLAGPOLES

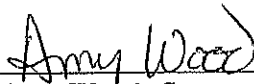
- (i) Flagpoles and their attachments shall not generate unreasonable noise levels which would disturb the surrounding residents. An external halyard is required to be securely affixed to the flagpole so as not to clang against the flagpole.
 - (j) Flagpoles are permitted solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a regular basis, it must be removed.
3. ILLUMINATION. Lighting may be installed to illuminate flags displayed at night if existing ambient lighting is insufficient for adequate illumination. Such lighting:
- (a) must receive written approval from the AC prior to being installed;
 - (b) must be located entirely within the lot and shall not be located on, or encroach on, another lot or a Common Area;
 - (c) must utilize a fixture that screens the bulb and directs the light in the intended direction with minimal spillover;
 - (d) must point towards the center of the flag and away from other lots, or, if a freestanding flagpole, toward the residential structure on the lot; and
 - (e) must have a maximum lighting output of 800 lumens or less.

The Association may require an Owner to remove lighting that does not comply with these Guidelines.

Adopted June 13, 2012.

attest:


Merrill Wood, President


Amy Wood, Secretary

THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: RAIN BARRELS AND RAINWATER HARVESTING SYSTEMS

WHEREAS, Section 202.007 of the Texas Property Code requires property owners' associations to allow property owners to install rain barrels or a rainwater harvesting system on their property subject to certain limitations, and authorizes the Association to regulate same; and

WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision;

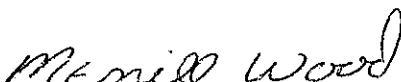
now, therefore, it is **RESOLVED**, that


Property owners may install rain barrels or a rainwater harvesting system ("Barrels/System") on their property subject to the following regulations:

1. The owner must first apply to, and receive written approval from, the Architectural Committee (AC) prior to installing any Barrels/System. The Association may require an Owner to remove any Barrels/System does not comply with these Guidelines.
2. The Association may regulate the size, type, materials, and manner of screening for Barrels/System that are visible from the street, another lot, or Common Area.
3. There must be sufficient area on the lot to install the Barrels/System. The Barrels/System must be located entirely within the lot and shall not encroach into another lot or a Common Area. Overflow lines must not be directed onto or adversely affect adjacent properties or Common Area.
4. The Barrels/System, including gutters and downspouts, must be of a color that is consistent with the color scheme of the dwelling, and must not display any language or other content that is not typically installed on the item when it is manufactured. Downspouts shall be the same color and material as gutters, and shall be attached to the dwelling vertically.
5. Rain barrels shall be no taller than forty-two (42) inches and have a maximum capacity of fifty-five (55) gallons.
6. A rain harvesting system must collect and store the water underground.
7. Other than gutters and downspouts conventionally attached to a dwelling, all above-ground components of the Barrels/System must be screened from public view behind the fence enclosing the patio area.
8. All water storage devices must have a manufactured top or cap so as to prevent the breeding of mosquitoes. Harvested water must be used and not allowed to become odorous or a threat to health.
9. The Barrels/System shall be maintained in good repair at all times.

Adopted June 13, 2012.

attest:


Merrill Wood, President


Amy Wood, Secretary

THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: CERTAIN ENTRANCE DOOR RELIGIOUS ITEMS

WHEREAS, Section 202.018 of the Texas Property Code requires property owners' associations to allow property owners to install certain religious items on the entry door or door frame of their dwelling subject to certain limitations, and authorizes the Association to regulate same; and

WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision;


now, therefore, it is **RESOLVED**, that

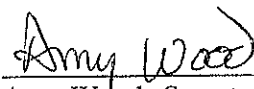
Property owners may install one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief on the entrance to their dwelling subject to the following regulations:

1. The religious item must be located on the entry door or door frame, and cannot extend past the outer edge of the door frame.
2. The religious item cannot threaten public health or safety, violate a law, or contain language, graphics, or any display that is patently offensive to a passerby.
3. The combined space of the religious item, individually or in combination with each other religious item displayed or affixed on the entry door or door frame, shall be no more than 25 square inches.
4. The Association may remove any item that does not conform to these regulations.

Adopted June 13, 2012.

attest:


Merrill Wood, President


Amy Wood, Secretary

THE COLONY TOWNHOMES ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: CERTAIN ROOFING SHINGLES

WHEREAS, Section 202.011 of the Texas Property Code requires property owners' associations to allow property owners to install certain alternative roofing shingles subject to certain limitations; and

WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision ("dedicatory instruments");

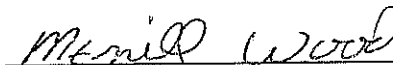
now, therefore, it is **RESOLVED**, that

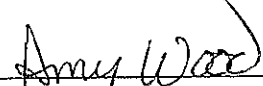
Property owners may install certain alternative roofing shingles subject to the following regulations:

1. Owners are not authorized to install shingles on roofs maintained by the Association.
2. The owner must first apply to, and receive written approval from, the Architectural Committee (AC) prior to installing any shingles. The Association may require an Owner to remove any shingles that do not comply with these Guidelines or any other dedicatory instrument that applies to their property.
3. Alternative shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composition shingles; or (c) provide solar generation capabilities may be used provided that, when installed, they: (a) resemble the shingles used or otherwise authorized for use on property in the subdivision; (b) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use on property in the subdivision; and (c) match the aesthetics of the properties surrounding the Owner's property.

Adopted June 13, 2012.

attest:


Merrill Wood, President


Amy Wood, Secretary

