



RESIDENTIAL RULES FOR THE GROVE AT GEORGETOWN HOA

The Grove at Georgetown Homeowners Association, Inc. (the "Association") Board of Directors (the "Board") adopts the following Residential Rules in accordance with the authority granted the Board in Article III, Section (7) of the Declaration for the Grove at Georgetown HOA recorded in Document Number 2017-032126, Official Public Records of Williamson County, Texas (the "Declaration"). The Residential Rules are as follows:

1. **Pets.** No Living Unit may have more than two dogs or two cats, per Article V, Section (4) of the Declaration. The fine for violating this rule is set at \$100 weekly. Violations are finable on a "per-occurrence basis", with each occurrence receiving written notice to the Unit Owner.
2. **Noise.** No sound or noise loud enough to be heard outside a Living Unit is allowed. (Section 5.01.8) The fine for violating this rule is set at \$100. Violations are finable on a "per-occurrence basis", with each occurrence receiving written notice to the Unit Owner.
3. **Parking.** No long term parking (storage) of any vehicle is allowed. No parking in the fire lanes is allowed, no matter how short the duration. Resident parking is allowed in garages and assigned driveways only. Guest parking is allowed in unassigned spaces only. Vehicles parked in such a way to block access to or exit from a Living Unit will be towed immediately. The fine for violating parking rules is set at \$25 per vehicle per day.
4. **Fire Lanes.** Parking in Fire Lanes is not permitted at any time, per City Code. Vehicles will be towed at the vehicle owner's expense, as posted on signs at either entrance to the community.
5. **Grills/Fire Pits/Chimineas.** No BBQ grill, fire pit, chimenea, 'tiki torch' or other combustion source of any type may be used or stored on any balcony. It is a violation of city fire code to operate a grill, fire pit chiminea or other combustion source under a balcony as well.
6. **Balcony Clutter Prohibited.** Because all balconies face the property interior and are visible to other residents from their Living Units, materials kept on balconies are limited to one outdoor seating set of up to four chairs and one table, and one electric grill. Storage of bikes, athletic equipment, cooking appliances, boxes, cat litter boxes, clothes or clothes lines, string or party lights, shades or curtains, debris, cleaning supplies, vacuum cleaners, kegs, coolers, toys or any other item which is deemed by the Board or Manager to be unsightly is prohibited.
7. **Satellite Dish/Antenna.** The Board is authorized to enforce the antenna restrictions and covenants of the Declaration. A satellite dish must be approved by the Board or Architectural Control Committee in writing, at their exclusive discretion. Any satellite dish or antenna installed in violation of this Rule may result in immediate confiscation of the dish or antenna and imposition of a fine in the amount of \$100 per week.
8. **No "For Lease" Signs.** Signs advertising a Living Unit for Lease are not permitted anywhere on the Property or the adjacent right of way. Window signs are expressly prohibited. The Board may confiscate signs in violation of this rule. The fine for violating this rule is \$200 per sign per week.
9. **Allowed "For Sale" Signs.** A single 2'x3' industry standard "For Sale" sign may be placed outside the Property in the right of way. A single 2'x3' industry standard "For Sale" sign may be placed in front of the Living Unit. Metal stake posts only. Timber or other such posts larger than 1 square inch cross section are not allowed. Window signs are expressly prohibited. The Board may confiscate signs in violation of this rule. The fine for violating this rule is \$200 per sign per week.

10. **Holiday decorations.** Decorations for secular or religious holidays must be taken down within 2 weeks after the end of the holiday. Decorations may be put up no more than 30 days prior to the beginning of the holiday.
11. **Returned checks.** Returned checks are subject to a fee of \$25 per returned check.
12. **Loud exhaust prohibited.** All cars, trucks and motorcycles housed on the property must use conventional muffled exhaust. Trucks using "rumble" exhausts are prohibited under this rule. Diesel trucks are expressly prohibited under this rule. No vehicle may use glass pack mufflers, racing exhaust, or similar equipment which results in any exhaust noise which can be heard from the inside of any unit.
13. **Trucks.** Residents with a truck too large to fit into the garage must park their truck in their own driveway. Trucks with modified lift kits/suspension are prohibited. Beds of trucks must be clean and free of trash or debris at all times.
14. **Garage Use.** Garages must be used for parking. In order to reduce vehicular clutter, using a garage for storage is strictly prohibited. When two vehicles reside at a Living Unit, both the driveway and the garage shall be used for parking. Under no circumstances may a Living Unit have more vehicles parking regularly on the property than the garage and driveway can accommodate.
15. **Proof of Insurance required.** Owners shall provide proof of insurance for their Living Unit, along with a certificate of insurance naming the Association an additional insured on the policy.
16. **Financial Responsibility For Legal Fees.** An Owner is responsible for reimbursing the Association for any legal fees charged to the Association on behalf of the Owner, their tenants or guests.
17. **Transfer Fees.** In addition to fees for issuance of a resale certificate, fees are due upon the sale or transfer of any Unit in accordance with the then-current fee schedule, including any fee charged by the Association's managing agent.
18. **Monetary Fines and Penalties.** Upon the imposition of a monetary fine, the Board shall give a Living Unit Owner an opportunity to appeal the violation by written request to the Board of Directors. In the event a request is received by the Board, the Board shall hold the appeal within 30 days of said request at a regular or special called meeting of the Board, at which time said Living Unit Owner may present any evidence in support of their appeal to the decision of the Board to impose the fine. The decision of the Board on appeal shall be final. If any final approved fine is not paid by the Living Unit Owner within 60 days of the date official imposition, the Board may notify the beneficiary under any deed of trust securing the Living Unit of the violation and non-payment by the Unit Owner and such fine shall commence to accrue interest at 12 percent (12%) per annum until paid in full and such unpaid fine and interest charges shall become lienable in the same manner as unpaid assessments.

ADOPTED this 20th day of May, 2017.

GROVE AT GEORGETOWN HOMEOWNERS ASSOCIATION, INC.

By:

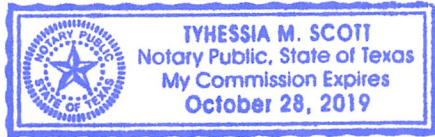
Printed Name:

Title:

Glen Colby
GLEN COLBY
Secretary

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 20th day of May, 2017, by Glen
Colby of the Grove At Georgetown Homeowners Association, Inc.




Notary Public – State of Texas

Colby Property Management
③ 204 Bagdad St
Leander TX 78641

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017103518

REST Fee: \$29.00
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Nancy E. Rister, County Clerk
Williamson County, Texas