

BRYAN SQUARE TOWNHOMES USE GUIDELINES

The following are general pointers for the community. For a full list of restrictions, please consult the Declaration of Covenants, Conditions and Restrictions.

Insurance – Each owner is responsible for obtaining insurance coverage on his or her townhome that is analogous to a single family home policy. The insurance is to include not only the interior but also the exterior shell of the unit. Owners are to maintain this policy at all times, ensure that coverage is continuous, and that there is no lapse in the policy.

Satellite dishes – The Board must approve all satellite dish placement and wiring prior to installation. Satellite dishes may not extend any higher than the structure.

Roof top deck storage – Only items such as plants, patio furniture, barbeque grills, and decorative items are permitted. No storage of items (for example, bikes, boxes, etc.) is allowed.

Roof top usage – No open flames are allowed. Barbeque grills are to be propane. No large items, such as gazebos, arbors, or umbrellas, may be placed on the roof top areas which would block views. Plants may not be taller than the highest point on the roof. Roof top speakers for sound equipment are allowed providing the volume is kept so it is not audible by neighbors. If a resident is having a party, other residents within the community should be notified.

Sales of personal items – No garage, estate or other type sales are permitted.

Window treatments – Blinds, drapes, or similar window treatments which are visible to the common areas are to be white in color. No window tinting is allowed, nor are non-regulation window treatments such as paper, sheets, aluminum foil, etc. permitted. Window air-conditioning units are forbidden.

Lights – For safety reasons, owners are encouraged to have their front and back light fixtures on throughout the dark hours. The community itself does not have any separate lighting, and this would help promote a uniform, well lit appearance as well as a deterrent to crime.

Parking – Residents' vehicles are to be parked in garages or on the street. On-site surface parking spaces are for guests' use. Parking within the property is to be in designated spaces only; no parking in the driveway areas. No campers, trailers, or recreational vehicles are allowed on the property. Contractors are to park either in guest spaces or on the street. No parking is allowed on Sanborn Street.

Delivery vans – Large vehicles such as moving vans are to park on the street and not pull into the driveway areas. Any damage to the concrete approach or driveway, or to the buildings, will be the responsibility of the owner contracting with the delivery company.

Garbage – Trash is to be disposed of properly, and everyone is encouraged to pick up any trash on the property. Garbage cans are to be kept in the garage except for the evenings prior to and the day of trash collection by the City. Cans are to be promptly moved back into the garages after collection. The City collects trash on Wednesdays. Oversize trash is picked up by the City on Monday of the third full week of each month. Recycling bins are emptied each Wednesday.

Pets – Two common household pets (dogs, cats) per townhome are permitted. No aggressive breeds or reptiles are allowed. Pets are to be kept on leashes when outside the townhome, and pet owners are responsible for immediately cleaning up after and properly disposing of pet waste.

Signs – One professional “For Sale” or “For Lease” sign no larger than 24” x 36” is allowed per townhome. No additional advertising aids (balloons, banners, etc.) are to be displayed.

Noise – Care is to be exerted to avoid noise being audible outside the townhome.

Maintenance – Owners shall promptly take care of maintenance to their townhomes, and ensure that repairs are conducted so they cause the least amount of disturbance to other residents.

As adopted by the Board of Directors August 15, 2007

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to read "J. Warren", is written over the official text.

John F. Warren, County Clerk

Dallas County TEXAS

August 20, 2008 11:57:21 AM

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