

“EXHIBIT B”

**RULES OF THE WILLOWGATE HOMEOWNERS ASSOCIATION EFFECTIVE
AUGUST 3, 1998 (REVISED February 21, 2005)**

IN ADDITION TO THE DECLARATION OF COVENANTS, AND THE RESTRICTIONS AND BY-LAWS OF THE WILLOWGATE HOMEOWNERS ASSOCIATION, THE FOLLOWING RULES HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS AND ARE NOW RULES BINDING MEMBERS OF THE ASSOCIATION AND FUTURE MEMBERS.

- Rule No.1 Overnight parking for more than 30 days must be reported to the managing agent. Overnight parking for more than 6 months shall be referred to the Board of Directors for review.
- RuleNo.2 All trash and recyclable materials shall be in City approved containers. Trash must be concealed on premises by each homeowner until day of pick-up by the city. No trash containers shall be left on the street overnight or during weekends. No bulk trash disposal is allowed.
- Rule No.3 Every homeowner is responsible for the installation of the grass area on his/her lot.
- Rule No.4 Trimming of trees: The Association shall contract for the trimming of all trees in Willowgate. This work will be recommended by the Architectural and Landscape Committee and approved by the Board of Directors. Homeowners will be notified in advance of the specific work to be done.
- Rule No.5 The individual homeowners will be held responsible for clean-up of materials and damages caused by service personnel either to homeowners property or Common Properties. All maintenance equipment and supplies will be concealed by owner when not in use.
- Rule No.6 No solicitation is allowed in Willowgate.
- Rule No.7 The speed limit in Willowgate is 20 MPH.
- Rule No.8 Each homeowner is responsible for his/her own insurance and to insure to replacement value. The homeowner is required to list the Willowgate Homeowner Association as an additional insured.
In the event of a casualty loss, the homeowner shall proceed promptly to repair or reconstruct the premises. In the event of a total loss, should the homeowner choose not to immediately rebuild, the homeowner shall promptly clear the site of all ruins and debris and thereafter shall maintain the site in neat and attractive landscape conditions consistent with Willowgate’s community standards. The owner shall pay for any costs of cleaning, repair, and maintenance.

- Rule No.9 A homeowner contemplating any exterior revisions to his home must submit two sets of plans with specifications to the Willowgate Homeowners Association Architectural and Landscape Committee for their recommendations to the Board of Directors before any work can be done. See attached Exhibit 9. A favorable recommendation from any committee is only the first step in the approval process. The Board of Directors must give their final approval to all committee recommendations.
- Rule No.10 Any change in the exterior paint colors must be approved by the Architectural and Landscape Committee and Board of Directors prior to work being done. The following colors are the approved colors for outside trim by the Architectural and Landscape Committee: mansard, flashing, vents in mansard – Sherwin-Williams 2385; woodwork – Benjamin Moore 1030; flashing at brick – Benjamin Moore HC 72.
- Rule No. 11 New business items for the annual homeowners meeting must be submitted to the President in writing, at least 3 days in advance of the meeting for review by the Board of Directors, in order to be placed on the agenda of the meeting.
- Rule No. 12 Alarm systems: Alarms are to be installed as "silent alarms". No exterior sounding device is permitted.
- Rule No. 13 Posting of signs other than real estate signs for the sale of a residence and alarm system signs is subject to fines as established by the Board of Directors. Fine: \$25.00 for the first day of the violation, the \$10.00 per day, each day thereafter.
- Rule No. 14 New Owners, real estate agents and title companies will be provided with current copies of the Declaration of Covenants and Restrictions, By-Laws, Rules, and other relevant items by the managing agent. Appropriate fees are payable to the managing agent. When selling a home, the seller is required to notify the managing agent and the managing agent will provide a current set of declaration, bylaws, and rules and regulations to the listing agent. The seller's contract with the listing agent will require that these documents will be disclosed to a contracted buyer.
- Rule No. 15 All roof repairs to individual homes must be done by a licensed, certified roofing contractor.
- Rule No. 16 Homeowners will not be reimbursed for any expenditures that were not approved in advance, and in writing by the Board of Directors.
- Rule No. 17 Garages must be maintained so that at least two cars can be parked inside. Garages are not to be used primarily as storage space.
- Rule No. 18 All requests to plant, remove, or replace any trees in the common areas must first be submitted to the Architectural and Landscape Committee prior to receiving Board of Directors approval.

- Rule No. 19 Each homeowner shall be held responsible for any loss or damage to Willowgate property (either private or common areas) caused by delivery or service vehicles making deliveries to or picking up items from residences in Willowgate.
- Rule No. 20 There is a maximum size of vehicles such as moving vans which are permitted in the community. Such moving vans should be tandem axle, with the maximum box dimensions being 13'6" in height from the ground to the top of the box, 40' in length from bumper to bumper, and 8'6" in width. Tractor trailer rigs are not allowed.
- Rule No. 21 If homeowner fees are not paid within 30 days of the due date, a penalty of \$50.00 per month will be assessed.
- Rule No. 22 Homeowners are only to feed waterfowl at the lake edge to keep them in the water and off the grass.
- Rule No. 23 The Board of Directors will approve no marked, dedicated memorials within Willowgate Homeowners Association.
- Rules No. 24 No garage, estate, or other sales of this nature are allowed per a vote of the membership at the November 21, 2005 special ownership meeting.

Additional rules adopted by the Board of Directors will be attached hereto and marked by consecutive numbers.

It is the responsibility of each homeowner observing a violation of rules to report same to management.

EXHIBIT 9

(See Rule No.9)

WILLOWGATE HOMEOWNERS ASSOCIATION

c/o Alternative Management Systems
2530 Electronic Ln., Suite 706
Dallas, Texas, 75220

AGREEMENT

Between Willowgate Homeowners Association and _____,
homeowner at address _____,
for approval of changes to be done to the exterior of the owner's house employing contractors for work
to be done. This approval is subject to the following requirements in accordance with Article III, Section
5 of the "Restrictive Covenants".

1. Owner to submit 2 prints of plans with written specifications to the Architectural and Landscape Committee of the Willowgate Homeowners Association for the respective committee's recommendation to the Board of Directors for approval before any changes can be made.
2. Owner to obtain the City of Dallas building permit if additions or structural changes are contemplated.
3. Owner to guarantee his General Contractor will be responsible for maintaining properties in and about the house in a clean and secure manner during construction and in compliance with Deeds, Covenants, & Restrictions of the homeowners association.
4. Owner will deposit \$1,000.00 with the Willowgate Homeowners Association. The purpose of this deposit is to maintain properties adjacent to the construction in an orderly manner should the owner and/or his contractor fail to do so.

Willowgate Homeowners Association will refund the balance of the deposit with an itemized accounting of any charges, no later than 30 days after termination of construction.

Owner will submit an estimated time table for construction. Owner will not be entitled to any interest on this deposit money.

Signed by Owner _____ Date _____

Signed by a Member of the Board of Directors

_____ Date _____

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

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

John F. Warren, County Clerk

Dallas County TEXAS

October 15, 2008 09:23:49 AM

FEE: \$48.00

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