

**BROOKHOLLOW HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**



(Revised August 2003)

Dwellings

Private dwellings for single family use only.

Occupancy

- a) Person must be 55 years of age or older (permissible occupant)
- b) Spouse of permissible occupant – Any age
- c) Person or persons (any age) providing physical or medical support in a professional capacity to a permissible occupant
- d) Guest: Any age – not permitted to stay over 60 days per year.

Parking

Only private passenger vehicles are permitted on any portion of the common area. No vehicles parked in the carport shall protrude past the rear column or post. Backing into a carport is permitted. Vehicles extending beyond the column may park in the open parking lot at Brookhollow.

All cars parked at Brookhollow open parking must have resident sticker or a guest parking pass identifying their guest(s). Any vehicle not displaying proper identification is subject to towing.

No owner shall conduct major repairs or major restorations of any motor vehicle of any kind whatsoever in his carport or upon the common area. (Minor repairs can be made in order to move vehicle).

All new residents (owners and tenants) must register at the Security Office.

Storage Rooms

Storage rooms are not private property. (They may not be saved/sold to new residents) and non-resident owners may not save storage rooms for their tenants. When owners with storage rooms move out, they must empty the storage room and return the key to the property manager.

Tenants/resident owners may request a storage room from the onsite property manager. If none are available, their names may be entered onto a waiting list for future availability.

A key deposit of \$30.00 is required. The deposit will be refunded by the manager as soon as possible after the key is returned.

Quiet Enjoyment

No unreasonable noises. No nuisances.

**BOOKHOLLOW RESIDENTS
(BROOKHOLLOW BUILDINGS #1, #2, AND #3)**

**YOUR CARPORTS ARE BLOWN OUT EVERY LAST FRIDAY OF THE
MONTH BY THE BROOKHOLLOW ASSOCIATION LANDSCAPERS. .**

**YOUR VEHICLES MUST BE REMOVED FROM YOUR CARPORTS PRIOR TO
8:00 A.M. ON THE LAST FRIDAY OF THE MONTH.**

**YOU CAN PUT YOUR VEHICLES BACK IN YOUR CARPORTS AT 1:00 P.M.
ON THE LAST FRIDAY OF THE MONTH.**

**ANY QUESTIONS CONTACT THE SITE OFFICE
760-961-1456**

Trash

No rubbish, trash, garbage, or other waste material shall be permitted on any portion of the Project, including on patios and balconies, except in sanitary containers located in appropriate areas screened and concealed from view. Screening requires approval from the Architectural Committee.

Businesses

No condominium shall ever be used directly or indirectly for any business, commercial, mercantile, manufacturing, storage, or other non-residential purpose.

Rules

All owners shall be members of both Brookhollow Homeowners Association and Jess Ranch Master Association and shall comply with Brookhollow Homeowners Association and Jess Ranch Master Association's CC&R's, Articles of Incorporation, Bylaws and Rules and Regulations.

Damage to Common Area

Each owner shall be liable to the Association for repair of damage to common area caused by him/her or his/her family, tenants, guests, or lessee's negligence.

Bicycles are not permitted on the sidewalk. Roller blades, roller skates, and skateboards are not permitted in the Association's common areas.

All owners are responsible for any violation of the CC&R's or rules and regulations by their guests, tenants, or guests of their tenants.

No owner shall be permitted to rent or lease condominium for hotel or transient purposes.

Patios/Balconies

Patios and balconies shall not be used for storage purposes, this includes boxes, cleaning items, excess furniture, motorcycles, bicycles, - laundry and wet towels are not permitted on patio and balcony areas. Blinds, sunscreens, and awnings on patios and balconies are not permitted.

All plants/planter boxes and self owned patio furniture must remain within the patio area. Plants should be contained within the unit airspace.

Architectural Changes

No structural changes, improvements shall be made without first obtaining approval from the Architectural Committee.

Window Coverings

No window in any residence shall be covered in whole or in part, inside or outside, with aluminum foil, newspaper, paint, tint or any other material reasonably deemed inappropriate for such use by the Association.

Pets

One (1) common household pet:

- (a) Dog
- (b) Cat
- (c) Bird

No animal shall be kept, bred or maintained for commercial purposes – only one (1) pet is permitted. **The size of the dog or cat shall be limited to a maximum of twenty (20) pounds. The one exception to this rule is a dog used as a service dog (i.e. seeing-eye dog). Only small quiet birds are allowed. Species excluded are large, talking birds such as, parrots, macaws, mina birds, etc.**

When walking a pet, pets must be kept on a leash (not to exceed 6 feet in length) and must be held by a person capable of controlling the animal. Pets are not permitted on landscaped areas.

Pets are not permitted to be left outside on the patio or balcony when owners are away. If a pet becomes a nuisance, restrictive action will be taken.

All animals are the responsibility of the owner and therefore the owner is responsible for cleaning up any waste products. This must be done immediately.

Litter must be put in a tightly closed plastic bag before being disposed of at an appropriate site.

A pet becomes a nuisance if not kept free of fleas and parasites to avoid the infestation of units and common area.

The unit owner is responsible for any “visitor” pets and these pets are subject to the same pet rules.