

ADMINISTRATIVE RULES AND REGULATIONS

OAK CLIFF OWNER'S ASSOCIATION, INC.

April 29, 1991

1. No windows, window guards, external shades, storm doors, screen doors, or awnings shall be installed by any owner on his or her individual residence site except those that are authorized by the board of Directors of the association. No improvements or attachments of any kind may be made to the exterior of the building. There shall not be any external television or radio antennas erected, or any structural changed or additions without the written consent of the board of Directors. No owner shall erect or place any structures, either permanent or temporary, to include storage sheds, pet houses, play houses or other buildings upon any of the common areas as defined in the By-Laws or declarations of the association. Requests for any of the modifications discussed herein shall be submitted in writing to the Board of Directors for their consideration of approval.
2. Dogs or other animals shall be confined at all times to the residence site and must be kept on a leash or under the direct control of the owner when outside the residence site and in the common areas. It is the responsibility of all owners to clean up after their animals while in the common areas. Household pets kept by any owner or the family of any owner within any single residence unit or in that units respective patio area shall be limited to not more than one dog and one cat or two dogs or two cats per living unit.
3. Any personal property belonging to a resident of Oak Cliff condominiums shall be kept within that residents unit, their assigned garage, or within their respective patio area. All firewood belonging to an owner shall be placed inside that owners patio area, at least 6 inches from any structural wall so as to minimize risk of termite infestation.
4. No cars, trucks, motorcycles, boats, trailers, or vehicles of any type may be stored in the common areas, driveways, or outside the garage of any residence site. As used herein, the term "stored" refers to the act of setting aside for future use, vehicles which will be inactive for an extended period of time as opposed to the parking of vehicles on a day-to-day or relatively short term basis. This restriction does not apply to the parking of a recreational vehicle in the owners driveway for a period not to exceed two weeks necessary to prepare the vehicle for use or storage. No major vehicle repairs may be performed on the driveways of any residence. Vehicle repairs which are performed in an owners garage shall not in any way hinder the other resident within a shared garage. Garage doors will be kept down at all times except for entry or exit from that garage.
5. A Real Estate "For Sale" sign will be allowed to be placed in the common areas of the association around the unit which is for sale. Once a contract has been closed on a owners property, that sign shall be removed within three working days.
6. All trash must be placed in a resident's assigned trash container located in the unit's garage. No trash or trash container of any kind may be left outside any door of the unit or placed in any

common area at any time. All trash collection containers must be placed outside either the night before or on the day of trash collection. Such trash container shall be placed back inside the respective garage by either owner the evening of the day of collection.

7. All privacy fences shall be erected at the approval of the association and meet the specifications set down by the association for this purpose. Maintenance of these fences shall be the sole responsibility of the owner. All privacy fences erected must be maintained in good working order and upon damage, shall be repaired in a reasonable time period.
8. The Oak Cliff Owner's Association, under direction of the elected Board of Directors, reserves the right, as given by the Declaration and By-Laws, to assess a fine not to exceed \$100.00 per occurrence of violation of the rules stated herein.
9. A current copy of these rules and all other pertinent information shall be provided to all owners upon their purchase of an Oak Cliff condominium or upon revision of these documents. It is the responsibility of that owner to supply this and any other information to all non-owner occupants. Upon any violation of these rules by a non-owner occupant, said owner will be held responsible.
10. In the event that any unit is occupied by non-owners the owner of that unit will provide the association with the name and telephone number of the occupant. The Board of Directors of the association will maintain this information only for the purpose of emergencies, and situations which may prompt immediate contact of occupants. When and if this information changes in any unit, it will be the responsibility of the owner of the unit to provide an update of that information to the Board of Directors.