

**AMENDED RULES AND REGULATIONS OF
BRAYS VILLAGE PATIO HOMES MAINTENANCE FUND, INC.**

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The following Rules and Regulations were duly adopted by the Board of Directors of Brays Village Patio Homes, Inc. hereinafter referred to as "BVPHMF", on September 2016 pursuant to authority conferred upon them by the Declaration of Covenants, Conditions and Restrictions governing Brays Village Section 1-9: It is the sole discretion of the Board of Directors to determine what constitutes a violation. Each owner of a house or lot in the subdivision along with their families, guests, tenants shall be subject to these rules.

Non-compliance with any of the following Rules and Regulations, which include but are not limited to lawn maintenance, architectural control issues and deed restrictions, may result in the levying of a fine referred to hereinafter as a "Fee" This fee may be assessed per violation, each month the violation is not satisfied. The Fee Schedule is located as an attachment to the amended by-Laws dated _____

**I.
ARCHITECTURAL CONTROL RULES**

A. TV ANTENNAS:

1. Approved TV antennas shall be maintained in sound structural condition and good appearance.
2. All satellite dishes installed must be maintained in sound structural condition and good appearance.
3. No ham or short wave radio antennas will be approved.

B. BASKETBALL HOOPS:

1. All approved hoops shall be mounted on a roof or siding adjacent to the driveway or rear patio. No goal or hoop will be approved which calls for installation on a free standing pole or any other structure. The Architectural Control Committee shall have the right to designate materials and colors of the backboard.

2. All basketball hoops must be kept in sound structural condition and have a good appearance. Portable goals must be stored laying down or out of sight when not in use.
3. Use of basketball hoops after 11:00 pm is not permitted. Basketball players are not permitted to play in such a way as to damage shrubs or property of neighbors or create a nuisance to the neighborhood.

C. WALLS, FENCES: AND OTHER STRUCTURES

1. No wall, fence, or other structure shall be erected, placed, or altered on any lot:
 - Unless first approved by the BVPHMF Board of Directors or Architectural Control Committee; and
 - they shall not be sited nearer to any street than the minimum building setback lines as shown on the subdivision plat; or
 - they shall not be sited nearer to the front line than the plane of the front exterior wall of the residential structure on the lot.
2. All fencing for interior lots shall be of the wood variety and must be of standard design and original color. All existing and approved fences shall be kept in good condition. Missing or rotted boards shall be promptly replaced. Fences shall be maintained so they remain upright and sturdy at all times.
3. The use of chain link fencing is prohibited.
4. Frontal fences may be of wood, iron, or brick and must be approved by the Architectural Control Committee (ACC). However, if iron fence is used, no trash bins, backyard debris etc. shall be visible from the street.
5. Frontal fences shall not be painted unless an approved color by the Architectural Control Committee (ACC).
6. Fences, trees, shrubs, planters or any other such items may not be placed so as to prohibit reasonable access to an adjoining lot either as ingress or egress or for maintenance.

7. Trees shall not be placed so as to cause any root damage to foundations, sidewalks, drives or water and sewage systems. Root guards are recommended.
8. Hedges and shrubs are to be kept trimmed, shaped and maintained at all times.
9. Brickwork, pavers and rock areas must be kept free of grass and weeds
10. Removal of any tree is considered a major landscaping change and requires approval by the ACC BEFORE removal and
 - a. Remaining stumps must be ground down below grade
 - b. Removal of any tree on the City of Houston (COH) Right of way requires city approval.
11. Shrubs and trees on corner lots must be trimmed or maintained so as not to restrict visibility of drivers.

D. YARDS & FLOWER BEDS:

1. All grass areas (yard and adjacent easements) shall be mowed, edged and weeded regularly. Grass or lawns shall not be permitted to exceed four (4) inches in height. Non-compliance of this rule will result in BVPHMF mowing and maintaining unkempt yards and charge homeowner accordingly dependent upon the severity of the yard.
2. Any ground cover other than grass (such as rock) must first be approved by the Architectural Control Committee.
3. Flower beds shall be kept free of weeds, trash and debris
4. Yards and adjacent easements shall be kept free of trash and debris
5. Trash and recycle bins must be placed at curbside in compliance with City Code guidelines. Trash and recycle bins shall not be placed at curbside before the evening of the day prior to scheduled pickup and should be removed promptly after pickup and stored out of sight.

6. Heavy trash must comply with COH and BVPHMF rules
7. Homeowners/Tenants are responsible for removing all debris, flyers, newspapers, trash, etc. from their property, street, curbside or sidewalk.
8. Any topographical changes that affect drainage must receive Architectural Control Committee approval prior to commencing the work.

E. MAINTENANCE OF BUILDINGS AND DRIVEWAYS:

1. Exterior paint and siding on homes are to be kept painted and maintained at all times. Owners may not replace siding or paint exterior unless by prior approval of The Architectural Control Committee even if there is no color change. Only two colors are permitted.
2. Cracked or broken windows on houses or garages are to be promptly replaced. Any solar film or window coverings must be maintained properly.
3. Gutters and down spouts are to be kept secure and in repair at all times.
4. Garage doors and headers must be intact and shall be kept in good working order, free of sagging and dents, and painted to complement the exterior décor.
5. Driveways are to be kept clean and free of oil, grease, grass, weeds and ruts.
6. Replacing driveways requires ACC approval at a minimum.
7. Homeowner/Tenant is responsible for the immediate removal of any graffiti on fences surrounding their property, sidewalks, driveways, etc.
8. Vacant lots shall be kept regularly mowed, edged and kept free of trash and debris.
9. Mailboxes must be kept in a sturdy upright position and be kept maintained.

10. Freestanding yard lights must be properly maintained as to appearance. They may be removed at the owners' option.
11. Each property must have the address on the building (house or garage) per City of Houston codes, clearly visible from the street.
12. No shed shall be erected visible from the street
13. Atrium or patio covers require ACC approval.

II

OTHER RULES AND REGULATIONS

A. TENANTS:

1. The owner of a lot in Brays Village which is leased or rented, shall provide to the tenant a copy of the Deed Restrictions, any amendments thereof, and all Rules and Regulations along with the current telephone number and mailing address of the Association office. All changes of any addresses must be in writing.
2. Each owner/agent whose home is leased or rented shall provide BVPHMF with the name, mailing address, and telephone number of his tenant, along with the alternate mailing address and telephone of the owner. All such information shall be kept current by the owner by written notice to BVPHMF.
3. Each owner/agent shall be responsible for keeping BVPHMF advised of the owner's proper and current mailing address. All changes of address must be in writing.

B. GARAGE SALES:

1. Not more than two (2), three (3)-day garage sales will be permitted by any one lot owner in any twelve (12) month period.

2. Garage sale signs may not be placed more than one (1) day prior to the sales and must be removed not more than one (1) day after the sale.
3. The owner or resident's failure to remove the garage sale signs within twenty-four (24) hours may result in BVPHMF removing such signs and charging the cost thereof back to the assessment account of the owner

C VEHICLES:

1. Vehicles with more than one rear axle, tractor trailers, trucks or tow trucks (over 1 ton), RV's, trailers, boats or dump trucks are not permitted to be stored or parked in the subdivision.
2. All vehicles must be kept parked without tarps and off road vehicles stored in a garage or out of sight.
3. No owner or resident may operate a repair business for automobiles, trucks appliances or any similar large items from the driveway, garage or street area. Any repair work on any personal vehicle shall not cause any nuisance to surrounding owners or residents, particularly with respect to noise or unsightly appearance.
4. Vehicles may not be parked on the grass, sidewalks or on vacant lots. Vehicles parked on the public street shall be parked legally.
5. No inoperable vehicle shall be parked or stored on the street or in any driveway or yard. All vehicles must have current registration tags.

D. TOWING:

1. *BVPHMF will refer all vehicles in violation of these deed restrictions to the City of Houston Police for removal. Towing of these vehicles is covered in the State of Texas statute. A copy can be obtained in the BVPHMF office.*

E. SIGNS:

1. No signs other than yard sale, BVPHMF civic meeting/election, garage sales, for sale or for rent signs shall be permitted. Permitted signs shall not be larger than eighteen (18) inches high by twenty four (24) inches wide by thirty six (36) inches tall with a standing pole not to exceed two (2) inches in diameter.
2. Lost pet signs may be erected for a period not to exceed two (2) weeks.
3. Political signs are permitted during an election period and removed promptly thereafter.

F. NOISE POLLUTION:

1. *Noise which includes but is not limited to loud music and barking dogs should be kept to a minimum pursuant to the City of Houston ordinance code. A copy of this ordinance can be obtained in the BVPHMF office.*

G. TENANTS AT MEETINGS:

1. Tenants and contract purchasers who reside in Brays Village shall have the right to attend and speak at BVPHMF Board of Directors meetings and annual meetings. However, no tenant or contract purchaser shall have a vote at such meeting unless by properly executed proxy of the owner.
2. A copy of these Amended Rules shall be mailed by regular mail to each owner and resident in the subdivision prior to November 1, 2016, upon which they will become effective.

**BRAYS VILLAGE PATIO HOMES
MAINTENANCE FUND INC.**

BY: _____
_____, PRESIDENT

BY: _____
_____, SECRETARY

STATE OF TEXAS §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on this the _____ day of _____ ,
2016 by _____ as _____ and
_____ as _____ of BRAYS VILLAGE PATIO
HOMES MAINTENANCE FUND, INC., on behalf of said Association

NOTARY PUBLIC STATE OF TEXAS

SEAL