**RULES AND REGULATIONS**

**OF**

**INDCREEK ASSOCIATION, INC.**

The following Rules and Regulations, together with any amendments or supplements as may hereinafter be adopted and approved, shall govern the use of the Units, the conduct of all residents thereof, and the use of the Common Elements and the Condominium Property.

The Rules and Regulations detailed below were approved by the Board on the 21st day of October 2019. These Rules and Regulations supersede any earlier version of the Rules and Regulations.

**Section I**

**Rules Regarding Use**

1. Units shall be used only for residential purposes. No more than two (2) individuals shall occupy any one-bedroom Unit and not more than four (4) individuals shall occupy any two-bedroom Unit.
2. Unit Owners shall not use or permit the use of their premises or Unit in any manner which would be disturbing or be a nuisance to other Owners, or in such way as to be injurious to the reputation of the condominium. Unit Owners shall not within their Units nor upon any part of the Common Elements conduct or permit any activity or use which would be obnoxious or offensive to the other Owners on account of noise, odor or unsanitary conditions. No Unit Owner shall do or permit anything to be done or keep or permit to be kept in his Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium Property. No Unit owner shall store any dangerous explosive or inflammable liquids or other materials either in his Unit or upon the Common Elements.
3. The use of the Condominium Parcels shall be consistent with existing law and the Declaration to which the Bylaws become a part.
4. Common Elements shall not be obstructed, littered, defaced or misused in any manner.
5. No structural changes or alteration shall be made in any Unit without prior written consent of the Board of Directors and any mortgagee holding a mortgage on said Unit.
6. A Unit owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of his Unit, and no sign, awning, shutter or antenna shall be affixed to or placed on the exterior walls or roof, or any part thereof, without the prior consent of the Association.
7. No outdoor clothes lines may be erected, and nothing shall be hung or exposed on any part of the Common Elements.
8. Common walks and other Common Elements shall be kept free from rubbish, debris and other unsightly materials, and shall not be obstructed, littered, defaced or misused in any manner.

**Section II**

**Applicability of Rules and Regulations**

1. These Rules and Regulations govern the conduct of all residents of Condominium Property regardless of whether the resident is a property owner, a tenant, a guest, or an invitee.
2. Unit Owners who lease their Units are expected to convey and share the most updated version of these Rules and Regulations with their tenants. The mere existence of a tenancy relationship absolves neither the landlord or the tenant from potential liability for violation of these Rules and Regulations.

**Section III**

**Signage and Decoration**

1. A Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of the Owner’s Unit, and no sign, awning, shutter, or antenna shall be affixed to or placed on the exterior walls or roof, or any part thereof, without the prior written consent of the Association. However, holiday or seasonal decorations are permitted during the season and must be timely removed upon the conclusion of the holiday or season. It is presumed that “timely removal” is ten (10) calendar days or less.
2. No "for sale" or "for rent" signs or other window displays or advertising shall be permitted on any part of the Condominium Property or in any Unit except as may be authorized in writing by the Association.

**Section IV**

**Parking and Vehicles**

1. No Unit Owner or occupants of any Unit shall be entitled to have more than two (2) motor vehicles of any type parked or located on the Condominium Property.
2. All vehicles parked on the site must have a current inspection sticker as required by State law. After ten (10) days’ advance written notice from the Board, vehicles without a current inspection sticker may be towed at owner’s expense. Notice may be delivered to the vehicle owner’s address of record with the Association (if known) or may be conspicuously affixed to the vehicle.
3. Under cover parking spaces are assigned by the Association through the Board. Spaces not under cover are available to owners and guests.

**Section V**

**Unit Doors**

1. Owners may install or replace unit doors at their expense.
2. Style and color of exterior doors must be approved by the Association through the Board prior to installation.

**Section VI**

**Patios, Decks, and Exterior Enclosures**

1. Patios and decks are Limited Common Areas intended for the exclusive use of the Unit Owner except where said decks and patios limit access to Common Areas. In that situation, the deck or patio shall be considered an access easement.
2. Unit Owners are required to keep their patios clean and sanitary. Failure to do so may result in management hiring a third party to clean it up. In such circumstance, the Board may bill the Unit Owner for the cost of clean up.
3. Unit Owners are required to maintain the patios, decks, and enclosures associated with that Unit in sufficient condition to prevent deterioration. This includes (but is not limited to) fences, storage units, roofs, and other similar appurtenances.
4. Wood fences and enclosures must be painted with the paint provided and paid for by the Association. All labor must be provided by the Unit Owner at the Unit Owner’s expense.
5. Wood decks naturally deteriorate and need to be periodically treated with preservative coatings. These coatings shall be purchased and applied at the Unit Owner’s expense. If any wood decks or fences are allowed to deteriorate so as to create a potential safety hazard, the Association, acting through the Board, is authorized to remove or repair the hazard at the Unit Owner’s expense.

**Section VII**

**Solid Waste Removal**

1. The expense of solid waste removal is included in the Unit Owners’ monthly assessments. It is the responsibility of the Unit Owners to deposit solid waste in the dumpsters provided.
2. Table scraps and organic refuse shall be enclosed in plastic trash bags and securely tied before depositing in the dumpsters.
3. Covers integrated with the dumpsters shall be kept closed at all times.
4. The dumpsters are maintained and emptied by the City of Waco. The City has strict rules about what can be deposited in the dumpsters. These rules are posted by the dumpsters and include:
5. No appliances;
6. No bulk items such as tires, carpets, construction waste, mattresses, or furniture;
7. No batteries;
8. No hazardous chemicals, oil, or flammable materials;
9. No paint cans unless open and dry.
10. Unit Owners are encouraged to keep themselves up to date with the City’s solid waste disposal restrictions by going to <https://www.waco-texas.com/cms-solidwaste/>.
11. These rules shall be enforced by the Association. Failure to comply with the rules shall result in a fine of $250 per occurrence.
12. It is not permissible for remodeling contractors to deposit their construction waste in the dumpsters. Disposal of construction waste elsewhere must be included in the contractor’s fee, which shall be paid by the Unit Owner.

**Section VIII**

**Pets**

1. No animals shall be kept except domesticated dogs, cats, and parakeets. This excludes pigs, snakes, lizards, ferrets, and other exotic creatures. Such pets may not be kept or bred for any commercial purposes and shall have such care or restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions.
2. No animal shall be kept for any commercial purposes.
3. No savage or dangerous animal shall be kept.
4. No pets may be permitted to run loose upon the Common Elements.
5. No more than two (2) pets are allowed per Unit.
6. Pets must be leashed or tethered when walking the premises.
7. Owners are required to pick up any feces deposited by their pet(s) on the premises. Failure to do so will result in a fine. The first offense is $25; additional offenses are $50 per occurrence.

**Section IX**

**Swimming Pool**

1. The gates must be kept locked at all times. Keys may be obtained from management for a nominal fee.
2. An Indian Creek resident must accompany their guests at all times. Homeowners who rent their units must turn over their pool key and their pool privileges to renter/resident.
3. No pets are allowed in the pool area at any time.
4. No more than 15 people shall be in the pool at any time.
5. Any persons under the age of 18 years must be supervised by an adult; minors are not allowed to drink alcoholic beverages on the premises.
6. Glass containers are prohibited in the pool area.
7. No running or diving in the pool area.
8. Appropriate swimming attire is required. No diapers are permitted in the pool. No changing diapers within 6 feet of pool area. This is a State requirement.
9. Loud music or noise is prohibited.
10. No type of cooking grill is allowed in the pool area.
11. Pool hours are from 8:00 AM to 10:00 PM.
12. Do not leave trash at the pool. Unit Owners and their guests are expected to clean up after themselves.
13. Close the umbrellas when you leave; return all furniture to its proper place.
14. The life saver ring or device is for emergency use only-not for personal flotation or recreational use.
15. In case of emergency, use the phone near the Clubhouse door to call 911 for help.
16. ***There is no lifeguard on duty; swim at your own risk.***
17. Should you observe anyone who does not live at Indian Creek using the pool facilities who is not accompanied by a member, call the police at 254-750-7500. Trespassers are not welcome.
18. If you sell your unit, the pool key converts to the next owner.

**Section X**

**Clubhouse**

1. An Indian Creek homeowner must be present at all times when the Clubhouse is being used.
2. The Clubhouse can be used for family events, meetings, classes, etc.
3. Minors are not allowed to drink alcoholic beverages on the premises.
4. If a BBQ grill is used, it must be placed at least ten (10) feet from the building and not under the covered porch or in the pool area.
5. All areas must be left clean, all trash removed, and any spills mopped.
6. The fireplace is not functional. No combustible material or fire is allowed in the hearth.
7. In winter, leave the thermostat set at 60 degrees when not in use. In summer, leave the thermostat set at 80 degrees when not in use.
8. When leaving, turn off all appliances (except refrigerator), lights, and ceiling fans. Lock the doors.
9. Users will need to provide paper towels and trash bags.
10. Users must return the key within 24 hours.
11. Reservation of the Clubhouse does not reserve the pool; the pool cannot be reserved.
12. Violations of the Rules may result in suspension of privileges and/or fines levied against the member in violation.

**Section XI**

**Enforcement**

1. The Association, by and through the Board, is authorized to enforce these Rules and Regulations in a reasonable manner including but not limited to the imposition of reasonable fines and the suspension of rights or privileges.
2. The enforcement remedies of the Board are deemed to be cumulative of all other rights and remedies afforded under the Declaration, the Bylaws, these Rules and Regulations, and applicable law.