ASSOCIATION RULES
CASABLANCA HOMEOWNERS' ASSOCIATION

Applicable to Owners, Residents and Guests

OWNERS, RESIDENTS, and GUESTS. Our Homeowners' Association (HOA) has adopted the following rules to help maximize enjoyment, maintain value, and assure the continued aesthetic beauty of our community. The rules apply to all owners and their families, residents and guests. The rules are automatically a part of each lease (even if they are not attached), and each owner is responsible for making sure their residents have a copy of the rules and follow them. You are encouraged to ask your neighbors to follow the rules.

COMMUNICATIONS. Owners and residents are requested to report common area problems or hazardous conditions immediately to the HOA management office at Triliji Group, 1400 Speight Ave., Waco, TX 76706, phone: (254)757-0663, email: workorder@trilijigroup.com.

ENFORCEMENT. The rules will be strictly enforced. If the rules are violated by the owner or his family, residents or guests, the owner will be responsible for corrective action, damages or fines.

1. **Security and Safety**. Owners and residents are requested to report common area lighting problems or hazardous conditions immediately to HOA management. Management does not check exterior lighting on a daily basis and relies on unit owners and residents to notify them when lights are burned out or insufficient in some manner.

   The camera system currently operating at the property is limited with regard to the time period that surveillance can be retrieved before the data is written over with more recent surveillance data. We ask that you report any suspicious activity, theft, or other security incident to HOA management without delay. If an owner and/or resident desires to have video researched, the cost will be charged to the owner/resident. The data will be made available to the police if a police report is filed.

2. **Trash**. Garbage, rubbish or cuttings shall not be left or deposited, even temporarily, on any walkways. All such refuse must be placed in the dumpster. If HOA management receives a report of trash left outside, the owner/resident will be charged $25 for management to come out and take care of the problem.

3. **Pets**. All animals must be registered with the HOA management office. The animal at all times must have current rabies shots and licenses required by law, and pet owner must be able to show evidence of the above if requested. Dogs and cats must be kept on a leash when outside and may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards. Aggressive breeds are not allowed on the property. The animal must not disturb the neighbors or other residents, regardless of whether the animal is inside or outside the dwelling. Dogs, cats, and support or service animals must be housebroken. No animal offspring are allowed. Inside, the animal may urinate or defecate only in litter box. Outside, the animal may urinate or defecate only in designated areas and must be immediately picked up. Used cat litter must be bagged and disposed only in the trash dumpster. Owners must keep their units in a sanitary condition and free from fleas, pet parasites and noxious odor. Condominium unit owners shall be liable for damage caused to common elements by pets of the owners or the owner's residents or guests. Pet feeding bowls may not be left outside.

4. **Signs**. No signs of any kind may be displayed to the public view on or from any unit or common element without the prior written consent of the Board of Directors or HOA management.

5. **Mailboxes**. Names on mailboxes are not allowed and may be removed by HOA management without prior notice because publicly identifying names with a particular unit increases the risk of crime for occupants of the unit. Owners are responsible for locks and keys.

6. **Nuisances**. No activity shall be conducted on the property which in the judgment of the Board of Directors might reasonably be considered as annoying to neighbors of ordinary sensibilities, or might be reasonably calculated to reduce the desirability of the property as a residential neighborhood.

7. **Children**. No children's toys may be left outside.

8. **Window Coverings**. All window treatments, whether blinds, drapes, or shades, must be of a uniform style and color throughout the property. No aluminum foil or linens (sheets, blankets, towels) will be allowed as window coverings.

9. **Antennas**. No exposed exterior television antennas or satellite dishes shall be erected, placed or maintained anywhere on the property. No exposed exterior radio transmitting or receiving devices shall be erected.

10. **Water leaks and waterbeds**. An owner shall be strictly liable, regardless of fault, for any damages anywhere by water leaks from owner's assets such as air conditioners, washing machines, dishwashers, bathtubs, showers, commodes, sinks, aquariums, etc. Waterbeds and water furniture are absolutely prohibited because of the danger of breakage and excessive weight on the building structure.

11. **Vehicle Repair**. No automobiles or vehicles may be repaired or worked on while parked on the property. Washing, cleaning, changing tires and minor engine servicing is allowed. Otherwise, vehicles must be serviced or repaired off the property. HOA management may require that vehicles which have expired license plates, expired inspection stickers, flat tires or which are obviously inoperable due to missing parts be removed from the property at the owner's expense. Such vehicles must be removed from the property immediately upon notice from any Board member or HOA management representative. Such vehicles may be removed no sooner than seven days after actual notice to the vehicle owner or certified mail notice to the owner as registered with the Texas Department of Public Safety, Motor Vehicle Division.

12. **Parking**. Parking of vehicles, motorcycles and bicycles in grass areas, dirt areas, flower beds or sidewalks is prohibited. Any vehicle in violation may be removed and stored without notice to the vehicle's owner. Trailers, boats, boat trailers, house trailers, camper trailers and other trailers or self-propelled camping vehicles of any kind must be parked at the direction of Board of Directors or HOA management representative. Motorcycles may not be parked underneath stairwells or on balcony. Trucks and other commercial vehicles are not allowed on the property except for pickup trucks and vans owned or used by owners or families, residents, and guests.

13. **Pest Control**. The HOA does provide pest control inside units. HOA management shall have the right to enter and exterminate an owner's unit, at the owner's expense, if the owner's failure to control pests inside his unit is adversely affecting other units.

14. **Pool.** The swimming pool is private property and is intended for the use of Casablanca residents and their limited guests. No unit may have more than two guests at any given time, and a resident of the unit must accompany their guests. Non-residents that are not accompanied by a Casablanca resident will be considered trespassers. Trespassing will not be tolerated.

    A. Pool hours are 8:00 AM until 10:00 PM.

    B. There is no lifeguard on duty, swim at your own risk.

    C. Persons under 12 years of age MUST be accompanied by an adult.

    D. Pool capacity is no more than 15 persons.

    E. Shower before entering pool.

    F. No food, drink, or glass in pool or on pool deck.

    G. No pets in pool or on pool deck.

    H. No diving.

    I. In case of emergency, call 911.

RULES APPLICABLE PRIMARILY TO OWNERS

15. **Late Charges**. Assessments are due on the first (1st) of each month. A grace period is extended through the eleventh (11th) of the month. All assessments received after that time without regard to the postage cancellation will receive a $15 late charge. Only the Board of Directors may rescind a late charge. All monies received will be applied to the oldest debt first.

16. **Returned Checks**. The charge for a returned check is $35.

17. **Sale or change of ownership**. Each unit owner is responsible for giving written notice to HOA management of any change of ownership and any change in the owner's mailing address for notice purposes. Each unit owner is responsible for the payment of regular assessments on his unit without the necessity of notice or demand being sent by HOA management or the Board of Directors.

18. **Attorney's fees**. The Board of Directors may recover from any unit owner attorney's fees incurred by the HOA in collecting monies, preparing or recording lien

notices, foreclosing the declaration, bylaws, rules or other laws against an owner and the owner's family or guest and the owner's resident and his family or guests.

19. **Smoke detectors**. Each unit owner is required to install a battery or electric powered smoke detector in the unit and maintain in accordance with state law. The occupants must keep the batteries in working condition at all times.

20. **Repairs**. An owner who is having a unit or other structure worked on, etc., shall take reasonable and necessary precautions to prevent damage to the common areas caused by construction companies, workmen, suppliers, and service companies.

21. **Fines**. The Board of Directors may levy reasonable fines on unit owners for violating the rules. A minimum fine for each violation shall be $25 and the maximum fine shall be $200. Each day of a violation may be deemed a separate violation by the Board of Directors. However, in an instance where health, safety or security is threatened the minimum fine will be $250 per violation. Fines may be assessed only if the unit owner is notified of the nature and approximate date of the violation and the amount of the fine. Any unit owner and/or his family, guest or resident who has been fined may appeal the fine before the Board of Directors to ask that the fine be dropped and to explain the reasons. In order to appeal a fine, the owner must request such appeal in writing within 30 days of HOA management's mailing of the fine notice to the owner.

    These association rules were appproved by Casablanca Homeowners' Association on September 14, 2019.