

RULES AND REGULATIONS OF PLAZA PLACE CONDOMINIUM ASSOCIATION, INC.

1. All Occupants shall conduct themselves in a manner appropriate for a condominium style of living, and considering the close proximity of the units and the common use of the properties and limited common elements. Without limiting the foregoing, no Occupant shall permit or make loud, disturbing or objectionable noises, whether through the use of a radio, stereo, television, musical instrument or other device.
2. No common sidewalks, driveways, entrances, stairway leading from the garage or to the front door or other types of passageways shall be obstructed by any Occupant or used by any Occupant for any other purpose than ingress and egress. In particular, no sidewalks, driveways, entrances, hallways or passageways shall be used for recreational purposes or as play areas. The use of motorcycles, motorbikes, motor scooters, bicycles, skate boards, and roller skates on sidewalks, entrances, hallways, or other types of passageways is expressly prohibited.
3. All garbage and trash must be placed in a container and then placed in an approved disposal unit in a common trash receptacle. No garbage or trash shall be placed, stored, discarded or kept by a door or other area outside of a unit, in a patio/balcony area or outside of an approved trash receptacle. No garbage shall be thrown on stairways or in lobby areas.
4. No vehicle of any kind shall be parked in a manner that obstructs an entrance, exit, fire lane or impedes ingress to or egress from the development or garage. There will be no parking in a fire zone. No inoperable vehicle or vehicle which may not be legally operated on a public street shall be parked on the property. Recreational vehicles, utility trailers or boats shall not be parked, kept or stored without the prior written approval of the Board of Directors. Any vehicle parked within the development in violation of this rule shall be towed at the Occupant's expense.
5. No animals (including cats) shall be permitted on the common grounds or patios or balconies, unless on a leash. (The Owner of each animal shall be responsible for immediately removing from all common areas within the property any excrement of his pet.)
6. No Occupant shall permit his pet in or around the pool area or in the courtyards. No Occupant shall permit his animal to make loud noises or to otherwise become a nuisance or annoyance to other residents.
7. All draperies, curtains, blinds, shades or proper window treatments which are visible from the exterior of any unit must fit the window and shall be white or off-white. No foil, sheets or reflective coverings may be placed over doors or windows of any Unit
8. No occupant shall display, hang, store, or use any clothing, sheets, blankets, towels, rugs, laundry or other articles outside his unit or in any manner in which they may be visible from the outside.
9. No occupant shall place, keep or store any personal property of any kind within or upon any common element without written approval from the Board of Directors. Failure to submit an Application for a change to the exterior of a unit may result in legal action.
10. No occupant shall place or affix any decorative or other type of item upon the exterior of any building or any general or limited common element or after in any way the exterior of any building or general or limited common element without the prior written consent of the Board of Directors of the Association. In particular, no wiring, air conditioning equipment, antennae, machinery or equipment of any kind shall be installed, placed or affixed on the exterior of any building or upon any other general or limited common element without prior written consent of the Board of Directors of the Association. Any items left on the Common Grounds without prior Board Approval shall be deemed abandoned and discarded as litter.
11. All patios and balconies shall be maintained in a neat and attractive condition. No Occupant shall modify or alter the exterior appearance of a patio or balcony without prior written consent of the Board of Directors of the Association.
12. Children must be properly supervised by an adult at all times both for safety reasons as well as to ensure compliance with both the Declaration and By-Laws and these rules and regulations. Toys shall be removed from Common Elements or limited Common Elements when not in use by the Child owning same. Any unattended toys left in or on the Common Elements or Limited Common Elements shall be deemed abandoned and discarded as litter.

13. Each Occupant shall be responsible for the conduct of his tenants and their guests and shall pay to the Association all costs incurred as a result of any damage to the common elements or personal property owned by the Association. This rule includes tampering with or damage to any element of the fire alarm or fire extinguisher system or access gates.
14. Minor vehicular repairs are allowed on the property. Such repairs must be completed within 24 hours.
15. Occasional Car washing is allowed on the property. No owner or tenant may operate a business or profit from washing cars. Washing of cars by non-owners or non-residents is strictly prohibited.
16. All Unit Owners are responsible for assuring that the Occupants and guests of their Units comply with the provisions of the Declaration, the By-Laws and the Rules and Regulations of the Association.
17. THE ASSOCIATION DOES NOT EMPLOY LIFEGUARDS OR OTHER PERSONNEL TO SUPERVISE THE POOL AREA. All persons who use the swimming pool do so at their own risk and agree to abide by all additional rules which may be adopted by the Board of Directors of the Association and posted at the swimming pool. Children under 12 years of age will not be allowed in the pool area without proper adult supervision. No Occupant shall engage in or permit any loud, disruptive or unsafe conduct. Any Occupant who violates this paragraph or any rules posted at the swimming pool may be removed from the pool area at the direction of the Board of Directors or its authorized representative. The Board of Directors of the Association may suspend the pool privileges or assess fines for any person who repeatedly abuses the rules relating to the use of the swimming pool. The Association, Board of Directors, Managing Agents and their respective agents or employees shall not be responsible or liable for any damage or injury to persons or property resulting from use of the pool facilities.
18. No signs of any kind may be attached to buildings or in windows.
19. The tennis courts may be used only by Occupants and their guests for recreational tennis purposes during the posted hours. All other uses are prohibited, including the use of the tennis court to give lessons for pay.
20. No business where money, goods or services are exchanged or rendered may be conducted from a Plaza Place unit, clubhouse or common area.
21. Garage Doors must remain closed unless the resident is entering or exiting the Garage.
22. No pets may be stored in the garage or on the patio/balcony area when resident is away from the complex.
23. A copy of each lease must be submitted to the Management Company before the tenant occupies the unit. Gate Card and transmitters will not be issued until a copy of the lease is received.
24. Transmitters will be confiscated from any tenant or guest who misuses the transmitters for exiting the property at the Resident Only gate.
25. In accordance with Houston City Code, no Barbecue pits or other cooking devices (whether electrical, gas, or charcoal), no flame lighting devices and no other type of device which may create a fire hazard as determined by the sole reasonable discretion of the Board of Directors shall ever be placed or maintained anywhere upon the project, including within any condominium Unit or in or upon any patio or balcony. Barbecuing is only permitted in the designated area. The Barbecue Area is located to the west of the tennis courts.
26. In the event of a fire, the owner of the unit where the fire originated is responsible for paying the deductible.
27. Return Check Charge. In order to defray additional administrative costs resulting from the return of checks and drafts delivered to the Association in payment of any monetary obligation to the Association due to non-sufficient funds, the closing of an account or any other reason resulting in dishonor, there is hereby imposed a TWENTY-FIVE DOLLAR (\$25.00) service charge as to each and every such instrument so dishonored which shall be due and payable immediately upon dishonor without necessity for demand, notice of any kind or presentment for payment.
28. Upon determining that a violation of the Declaration, the By-Laws or the Rules and Regulations of the Association has occurred, the Board of Directors of the Association shall mail or deliver to the Unit Owner and Occupant of the Unit, if any, written notice which: i) describes the violation and states the amount of the proposed fine; ii) states that not later than the 30th day after the date of the notice, the Unit Owner may request a hearing before the Board to contest the fine; and iii)

allows the Unit Owner a reasonable time, by a specified date, to cure the violation and avoid the fine unless the Unit Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) months. Not later than the 30th date after the date a fine has been levied against a Unit Owner; the Association shall give notice of the levied fine to the Unit Owner. Any fine levied against a Unit Owner, pursuant to this Paragraph 15 shall become part of the assessments for which a Unit Owner is responsible for payment, which said assessments are secured by a continuing lien in favor of the Association as provided in Section 82.113 of the Texas Uniform Condominium Act.

29. As provided in the Declaration, in the event of any violation of the provisions of the Declaration, By-Laws or Rules and Regulations of the Association by a Unit Owner or Occupant of a Unit Owner's Unit, the Association shall have all the rights and remedies provided for in the Declaration, By-Laws, or Rules and Regulations or which may be available at law or in equity. In addition, the Association, through its Board of Directors, shall also have the authority to impose fines upon Unit Owner for violation of the provisions of the Declaration, By-Laws, or Rules and Regulations of the Association by Unit Owners, or the Occupants and guests of the Unit Owner's Units.
30. These Rules and Regulations were adopted at the March 22, 1994 meeting of the Board of Directors of Plaza Place Condominiums to be immediately effective and supersede all previous Rules and Regulations and any amendments thereto. The terms used in these Rules and Regulations shall have the same meaning as those in "Condominium Declaration Plaza Place Condominiums ", tiled of record in the Condominium Records of Harris County, Texas)(the "Declaration") The Rules and Regulations are in addition to the Declaration, and are in no way intended to conflict with same. Any conflicts between these Rules and Regulations and the Declaration will be controlled by the Declaration.
31. Clubhouse rental must be approved by the Association, Board of Directors. Clubhouse rental will require a \$50.00 refundable deposit. Clubhouse rental must be rented by a current Unit Owner or current tenant. Unit owner or current tenant will obtain the Clubhouse key from the Association, Board of Directors and is responsible for return the Clubhouse key after use. No Clubhouse rental may be made by Non-Unit Owners or non-tenants. Clubhouse must be cleaned to the level when the rental was provided. Any trash, broken Clubhouse appliances, or damage to the interior or exterior of the Clubhouse caused by the renter will lead to the relinquishment of the \$50.00 deposit.
32. All Occupants must adhere to the Satellite Dish Installation Guidelines when adding or removing Satellite Dishes. See attached Guidelines for Satellite Dish Installation for further detail.
33. All Occupants who have second floor Units must be cognizant of those that live under on the first floor. No Occupant shall permit or make loud, disturbing or objectionable noises that may penetrate to the lower Units. All Occupants must ensure that proper underlayment is installed to minimize noise to the lower Units.

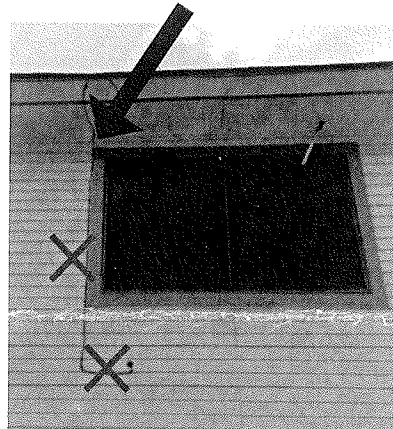
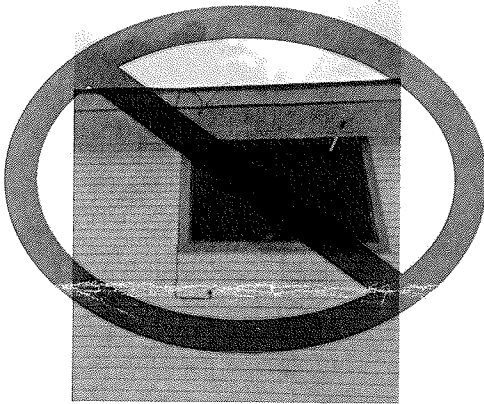
Guidelines for Satellite Dish Installation: -Effective Nov 2013



- 1: Please inform the satellite contractor of these guidelines before installation. **Any future improper dish installation will be disconnected without notification.**
- 2: All dishes should preferably be mounted directly on the gable ends of the building. **No new installation on metal railings.**
- 3: Cables must follow the lines of the building, and must be enclosed in conduit that matches the color of its surroundings.
- 4: No exposed cables or conduit is allowed on the walls facing the alleys. All cables must enter where the eave intersects with the wall. If cable wants to be run to the alley facing bedroom, that cable will have to be fishtaped inside the walls.

Alleyway Installation

Cable must enter wall here



Gable Installation

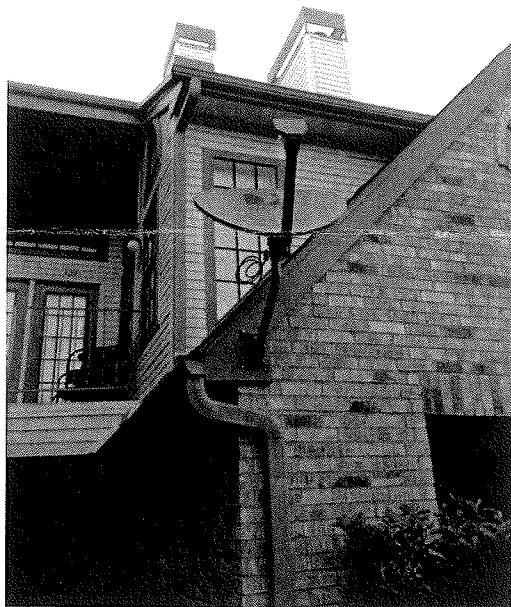


Exhibit #1

Schedule of Fines for Violation of Rules and Regulations of Plaza Place Condominiums Fines may be issued per incident

Rule #1	-	\$50.00
Rule #2	-	\$100.00
Rule #3	-	\$100.00
Rule #4	-	\$100.00 – plus towing charges
Rule #5	-	\$200.00
Rule #6	-	\$200.00
Rule #7	-	\$25.00
Rule #8	-	\$25.00
Rule #9	-	\$50.00
Rule #10	-	\$50.00
Rule #11	-	\$50.00
Rule #12	-	\$25.00
Rule #13	-	\$25.00 – plus the cost of repair of damaged item
Rule #14	-	\$100.00
Rule #16	-	\$25.00
Rule #17	-	\$25.00
Rule #18	-	\$25.00
Rule #19	-	\$25.00
Rule #20	-	\$200.00
Rule #21	-	\$50.00
Rule #22	-	\$50.00
Rule #23	-	\$200.00
Rule #24	-	\$200.00 – plus confiscation of transmitter
Rule #25	-	\$200.00
Rule #26	-	\$200.00 – plus insurance deductible
Rule #27	-	\$25.00 – return check fee