

# VALLEY VIEW CONDOMINIUMS

## Rules & Regulations

### 1. Parking:

a. Each unit has assigned parking space(s). An extra vehicle may be parked in the visitor spaces in either the North or South parking lots by the fence. No vehicle will be allowed to park in a fire lane. **Any violations of this assigned parking space rule will result in vehicles towed without notice at owner's expense. Landlords are required to give tenants their assigned parking space number. Ask the property manager (972-240-6022) if you do not know yours.**

b. The repair or washing of vehicles on the property is not allowed. No delivery vans, commercial type vehicle (dump, cement, oil-gas, delivery truck, taxicab, etc.), boats, recreational vehicles or vehicles not used for daily transportation shall be parked or stored on any portion of the common elements.

c. Current inspection/registration tags are required on all vehicles. No inoperable vehicles is allowed on property.

d. Motorcycle, motorbike, motor scooter or similar vehicle shall not be operated except for the purpose of transportation and will be governed by the assigned parking space rule.

2. Trash. The dumpsters in the alley are picked up every Monday and Thursday each week. Please use plastic garbage bags and place them **inside the dumpster** to discourage animals and vermin.

### 3. Pets.

a. No more than 2 pets (dogs, cats, etc.) may be kept in any unit with a limit of 20 lbs. total, full grown, for both. Dallas City registration certificates will be required. No reptiles will be permitted as pets. No raising or breeding of animals will be allowed. Pet noise or behavior disturbing to other residents will result in fines and/or removal of pet.

b. Pets must be on a leash and accompanied by an owner when outside owner's unit. You are required to carry a pet poop bag and pick up after your pet. There is nothing more annoying than stepping in animal waste. Violation will result in a fine and/or removal of pet.

4. Plumbing. Owners are responsible for any indoor plumbing repairs. Tenants must call their landlord for any maintenance issues inside their unit.

5. Swimming Pool. Children under 16 must be accompanied by an adult at all times. No more than 4 guests per unit are permitted. No glass of any kind or pets are allowed in the pool or pool area at any time. There is no lifeguard on duty. Swim at your own risk. Other rules are posted in the pool area. Curfew at 10 p.m.

6. Other Rules.

a. Curfew. There is a 10 p.m. curfew for adults and 9 p.m. for persons aged 15 and under. There will be no loitering in any common areas of the property or entertaining friends in vehicles at any time.

b. Loud or objectionable noises (including musical instruments, radios, televisions or other devices) which disturb other residents is not be permitted.

c. No sign of any kind shall be displayed to the public view from the exterior of any unit or common element without prior written consent of the Board of Directors.

d. No external fires except in barbecue grills. Grills must be kept at least 10 feet away from the building which means no barbecuing inside the patios, balconies or catwalks; only in the parking lot away from cars or in the pool area. .

e. No window air conditioners are allowed. No garments, rugs or any other items may be hung from windows, balconies, railings or any facade of the building. Exterior clotheslines or outside drying of garments is not permitted.

f. All draperies, drapery linings, shutters or blinds visible from the exterior of any unit shall be in good repair and white or off-white in color. No window shall be covered with aluminum foil. Professionally installed non-reflective window tinting or solar screens requires prior approval of the Board of Directors.

g. No exterior doors, fences, gates will be painted a different color; nor decorative lettering, insignia or other objects hung on the outside. Traditional holiday decorations will be allowed two weeks before the holiday and removed on or before January 6 of the next year.

h Occupancy: No more than six (6) persons in a 3-bedroom unit,  
No more than four (4) persons in a 2-bedroom unit, and  
No more than two (2) persons in a 1-bedroom unit  
may occupy units on a permanent occupancy basis.

i. Children are not permitted to play in the parking lots for safety and insurance liability issues. Repeated violation will incur a violation assessment of \$100.00.

7. Schedule of fines:

1 <sup>st</sup> Violation	Warning or Hang Tag on door
2 <sup>nd</sup> Violation	\$50 Fine and number of days to correct
3 <sup>rd</sup> Violation	\$75 Fine plus \$10 a day until corrected.

Fines will be assessed to the owner and if unpaid will be referred to the HOA attorney for collection, or collected through Small Claims Court.

**The Security Officer is authorized to issue citations for any of the above violations.**

**YOUR COOPERATION IN FOLLOWING THE ABOVE RULES AND REGULATIONS  
WILL HELP GREATLY ENHANCE THE QUALITY OF LIFE AT THE  
VALLEY VIEW CONDOMINIUMS.**

***THE BOARD OF DIRECTORS***