

## Rules and Regulations- Queenston BLVD Condominium Association

In the event of a conflict between the following Rules and Regulations and the terms of the Declaration, the terms of the Declaration shall control.

1. The sidewalk, entries, and driveways of the Condominium Project shall not be obstructed by Owner, or any Owner-related party, or used by them for any purpose other than ingress and egress to and from the Unit. The parking areas of the Condominium Project shall not be obstructed by Owner, or any Owner-related party, or used by them for any purpose other than vehicle parking, except to the extent otherwise permitted.
2. Owner shall not place any objects, including antennas, outdoor furniture, etc., in the parking areas, landscaped areas or other areas outside of its Unit, including porches or sidewalks, or on the roof of the Condominium Project, without the prior written consent of the Association.
3. Except for animals assisting disabled persons, no animals shall be allowed in the offices, halls, or corridors in the Condominium Project.
4. Owner shall not disturb the occupants of the Condominium Project or adjoining buildings by the use of any radio or musical instrument or by the making of loud or improper noises.
5. Owner shall not install or operate any steam or gas engine or boiler, or other mechanical apparatus in the Unit. The use of oil, gas or inflammable liquids for heating, lighting or any other purpose is expressly prohibited. Explosives or other articles deemed extra hazardous shall not be brought into the Condominium Project.
6. Parking any type of recreational or commercial vehicles is specifically prohibited on or about the Condominium Project. Only passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (a) are in operating condition; (b) have current license plates and inspection stickers; (c) are in daily use as motor vehicles on the streets and highways of the State of Texas; (d) which do not exceed six feet six inches (6'6") in height, or eight feet (8') in width, or twenty-four feet (24') in length, and (e) do not have more than six (6) tires, may be parked within the Condominium Project, and only within designated parking areas. No vehicle shall be parked so as to obstruct or block a sidewalk, if any, and no vehicle shall be parked upon any portion of the grassed areas. Further, no vehicle of any kind may be parked in the street overnight. Except for the overnight parking of operating vehicles or as expressly permitted in the Declaration, no vehicle of any type shall be stored in the parking areas at any

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time. A vehicle will be considered "stored" after 72 hours in the same location without moving, unless prior written permission is obtained from the Association. In the event that a vehicle is disabled, it shall be removed within 48 hours. There shall be no "For Sale" or other advertising signs on or about any parked vehicle. All vehicles shall be parked in the designated parking areas in conformity with all signs and other markings. All parking will be open parking, and no reserved parking, numbering or lettering of individual spaces will be permitted except as specified by the Association.

7. Owner shall maintain the Unit free from rodents, insects and other pests.
8. The Association reserves the right to exclude or expel from the Condominium Project any person who, in the judgment of the Association, is intoxicated or under the influence of liquor or drugs or who shall in any manner do any act in violation of the Rules and Regulations of the Condominium Project.
9. Owner shall not cause any unnecessary labor by reason of Owner's carelessness or indifference in the preservation of good order and cleanliness. The Association shall not be responsible to Owner for any loss of property on the Unit, however occurring, or for any damage done to the property of Owner by the janitors or any other employee or person.
10. Owner shall not permit storage outside the Unit, including without limitation, outside storage of trucks and other vehicles, or dumping of waste or refuse or permit any harmful materials to be placed in any drainage system or sanitary system in or about the Unit.
11. All moveable trash receptacles provided by the trash disposal firm for the Unit must be kept in the trash enclosure areas, if any, provided for that purpose.
12. No auction, public or private, will be permitted in any Unit or any part of the Condominium Project.
13. No awnings or any other exterior fixture or accessory, including, without limitation, exterior blinds or burglar bars, shall be placed over the windows in the Unit except with the prior written consent of the Association. Any blinds, curtains, draperies or other window coverings visible from outside the Unit shall be white or beige.

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14. No Unit shall be used for lodging, sleeping or cooking or for any immoral or illegal purposes or for any purpose other than that specified in the Declaration. No gaming devices shall be operated in any Unit.
15. Owner assumes full responsibility for protecting its Unit from theft, robbery and pilferage.
16. Owner shall not install or operate in any Unit any machinery or mechanical devices of a nature not directly related to Owner's ordinary use of its Unit and shall keep all such machinery free of vibration, noise and air waves which may be transmitted beyond its Unit.
17. Owner shall not introduce, disturb or release asbestos or PCBs onto or from its Unit.
18. Owner shall at all times conduct its operations in a good and workmanlike manner, employing best management practices to minimize the threat of any violation of environmental or other laws.
19. Owner is responsible for any damage done to Common Areas or other Units by any agent, employee or contractor hired to make repairs, additions, or modifications to said Owner's Unit or by any invitee to said Owner's Unit.
20. Owner may not use any portion of the Condominium Project (excluding Owner's Unit) for any purpose not directly related to the business conducted by such Owner.
21. Realtor or for sale signs are allowed ONLY in a window of a Unit.
22. Each Owner is responsible for any smoking conducted outside of its Unit and for the proper disposal of cigarette butts resulting therefrom. If deemed necessary by the Board for the amount of smoking occurring outside of a particular Unit, ashtrays appropriate for outdoor use which have been approved by the Board for compliance with the Custom Design Criteria in terms of appearance and location shall be placed and maintained by an Owner, at the Owner's expense, within ten (10) days of notification by the Board. In such event, the Owner will cause such ashtray to be cleaned on a daily basis during the week, at its expense. In the event of any failure of an Owner to comply with this paragraph 22, after written notice has been given to such Owner, the Association may perform on the Owner's behalf and the Owner will be liable to the Association for all sums incurred, along with interest as set forth in the Declaration, and such amounts

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shall be deemed assessments, to be collected and secured by lien rights, in the same manner as assessments, to the extent permitted by law.

23. A 15 MPH speed limit has been established for Queenston Business Park complex. The vehicle speed limit will apply: on entering complex from Barker Cypress Road or Queenston BLVD: Driveway entrance and exit; as well as, circulation routes vehicles take to gain access to parking at Queenston Business Park complex.

Approved by:  *Mike Evenson*  
7/12/2017 2:18:39 PM CDT  
Mike Evenson  
Developer - Queenston 16 LLC

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