

BEAULIEU GARDENS CONDOMINIUMS

RULES AND REGULATIONS

REVISED 04/05

1. The management company, Board of Directors, or appointed agent may enter any unit in case of serious emergency originating or threatening such unit or neighboring units, whether the owner or tenant is present at the time or not.
2. The common areas of halls, walkways, stairways, etc. should be free of furniture, packages or objects of any kind. These areas shall be used only for normal transit through them. NOTHING MAY BE STORED UNDER THE STAIRWAYS.
3. All drapes drape linings, shades or shutters added to a unit that are visible from the exterior shall be of a neutral, white or off-white color ONLY.
4. The parking or storage of inoperative motor vehicles upon the property is prohibited. Towing will be enforced after notification of compliance. ALL VEHICLES UPON THE PROPERTY MUST HAVE CURRENT LICENSE PLATES, REGISTRATION STICKER AND INSPECTION STICKER.
5. RESIDENTS VEHICLES ARE TO HAVE A PARKING PERMIT DISPLAYED! -
6. No vehicle maintenance, including washing vehicles, changing oil, etc. is allowed except emergency repairs to get the vehicle to a licensed repair facility. OUTSIDE WATER FAUCETS ARE TO BE USED TO WATER PLANTS ONLY!
7. Should an owner need to have the water turned off for NORMAL repairs the owner is to advise Management at least 48 HOURS in advance so notices may be posted.
8. Plumbing repairs that require the water to be shut off may only be done Monday – Thursday between 9:00a.m. and 3:00 p.m. WATER SERVICE IS TO BE RESTORED NO LATER THAN 3:00 p.m. ON THE DAY OF REPAIR.
9. No residents may post any advertisement or posters of any kind in or on the property except as authorized by the Board of Directors or Managing Agent.
10. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb other residents. THIS IS ESPECIALLY TRUE IN THE EVENING HOURS, AT NIGHT, AND AROUND THE POOL AT ALL TIMES. Quiet time should begin at 10:00 p.m.
11. Residents must accompany any guests who use the pool. There is a limit of two (2) guests at a time per unit. Please be considerate of others when splashing, diving, playing music and making noise. No glass containers are allowed in the pool area. The pool closes at 10:00 p.m. CLOTHING is REQUIRED AT ALL TIMES.(day or night).
12. NO UNACCOMPANIED PERSONS UNDER THE AGE OF 16 ARE ALLOWED IN THE POOL AREA.

13. PLEASE READ AND ADHERE TO ALL POOL RULES THAT ARE POSTED.
14. It is strictly prohibited to use barbeque grills within ten feet (10') of any building for fire safety reasons. Such grills may not be stored in any common area.
15. The keeping of small domestic animals as pets is permitted so long as in accordance with the ordinances of the City of Dallas. NO PETS ARE ALLOWED IN THE POOL AREA. DOGS AND /OR CATS ARE NOT TO BE ALLOWED TO ROAM FREELY IN THE COURTYARD. THEY NEED TO BE ON A LEASH WHENEVER THEY ARE ON THE COMMON PROPERTY. PET OWNERS ARE TO CLEAN UP AFTER THEIR PETS. DO NOT LEAVE AN ANIMAL ON THE PATIO AREA, if you have one, ALL DAY WHILE AT WORK OR ALL NIGHT WHILE GONE OR SLEEPING.
16. It is prohibited to hang garments, rugs, towels, or any other items from the windows, railings, or any facades of the building.
17. It is prohibited to dust rugs or any other items from the windows, or to clean rugs or any other items by beating them on the exterior of the building.
18. It is prohibited to store trash bags or containers outside a unit's door, or to dispose of trash or garbage outside the dumpsters, which is provided for such purpose at the parking lot entrance area.
19. NO TRASH IS TO BE LEFT OUTSIDE A UNIT'S DOORWAY AT ANY TIME. THERE WILL BE A \$25.00 FINE FOR EACH OCCURENCE.
20. The gates to the street and into the courtyards are for everyone's protection. Please make sure they close and lock after you pass through.
21. Each unit is assigned ONE (1) reserved parking space. ALL COVERED SPACES ARE RESERVED – SO PLEASE INFORM YOUR GUESTS NOT TO USE THEM.
22. Please park between the lines, pull up to the curb and be sure that FIRE LANES are NOT blocked.
23. THERE WILL BE A \$25.00 FINE ADDED TO YOUR ACCOUNT FOR ANY VIOLATION.

***You may dispute your violation only at the first Board of Directors Meeting after the receipt of such violation. The Board will then make a decision on whether the fine levied is justified. AT THIS TIME, IS THE ONLY TIME YOU MAY REQUEST THE BOARD'S ATTENTION TO YOUR MATTER.