

BRIAR CREEK HOMEOWNERS ASSOCIATION OF LEWISVILLE  
A Corporation Not-For-Profit

**A RESOLUTION OF THE BOARD OF DIRECTORS ESTABLISHING RULES, REGULATIONS, AND GUIDELINES GOVERNING THE USE OF THE CONDOMINIUM UNITS AND COMMON PROPERTY IN ORDER TO ENHANCE THE APPEARANCE AND SAFETY OF THE PROPERTY.**

BE IT HEREBY RESOLVED by the Briar Creek Homeowners Association of Lewisville, as follows:

Section 1. THAT a restriction is placed on the number, size and breed of **pets** allowed on the premises of Briar Creek Condominiums. No more than a total of **two pets** are allowed per unit **not to exceed fifteen (15) pounds** each. Dog breeds that include any of the following in the blood line are not permitted on the premises: ***Pit Bull, Rottweilers, German Shepherds, Huskies, Alaskan Malamutes, Doberman Pinschers, Chow Chow, Great Danes, St Bernards, and Akitas.*** All animals must be on a leash when outside the residence and all pet waste removed and disposed of in a sanitary manner.

Section 2. THAT a restriction is placed on **parking** on the premises of Briar Creek Condominiums. Each unit is assigned **two parking spaces** and these spaces are for the use of the residents living in the unit. **Visitors are to use “visitor” parking spaces** when visiting the premises. No owner should park in another designated parking space. All vehicles on the premises must have a **current license plate** displayed and be in **operable condition**. Parking on the grass or any place not designated for parking is prohibited. ***Boats and trailers, campers, utility trailers, and commercial*** vehicles are not permitted to be parked on the premises over night. ***Any vehicle in violation of this regulation will be towed without notice and all costs will be the responsibility of the owner.***

Section 3. THAT a restriction is placed on the use of the **outside patio area**. Patio areas are not to be used for storage. **Standard patio furniture and grills** are the only items permitted on the patio areas. All other items must be stored in-doors or disposed of properly. ***Any items found to be in violation of this regulation will be removed and disposed of at the unit owners' expense.***

Section 4. THAT a restriction is placed on the **use of grills** on the patio areas. All grilling must be done **at least fifteen (15) feet from the unit**. Any damage to the vinyl siding or building must be repaired promptly by the unit owner.

Section 5. THAT a restriction is placed on the **interior window coverings** that are visible from the front of the building. All front facing windows must have **mini-blinds** installed and must be kept in good repair at all times.

Section 6. THAT a restriction is placed on the type **storm door** that can be installed on the front of the units. The maintenance, repairs and replacement of all doors is the responsibility of the unit owner. When a storm door is in need of replacement a **full-view glass door with brown frame** is the only approved storm door. Existing storm doors may remain until such time they need replacing.

Section 7. THAT the **dumpsters** are for the use of the **residents only**. No garbage or debris is to be placed outside the container and doors must remain closed at all times. Bulky items should be removed to the landfill by the owner. Removal of such items by the association will be at the expense of the owner.

Section 8. THAT all areas surrounding the units are common area owned by the association and should be **kept free of** personal belongings including but not limited to **chairs, furniture, toys, satellite dishes, bicycles, lawn art, statuary**, and others such items.

Section 9. THAT authority to establish these rules and regulations is granted to the Board of Directors by the Declaration of Briar Creek Condominiums, Section 10. **ADMINISTRATION OF THE CONDOMINIUMS BY THE BRIAR CREEK HOMEOWNERS ASSOCIATION.** ...the Association is hereby granted the authority and power to enforce the provisions of this Declaration, ....and to adopt, promulgate and enforce such rules and regulations governing the use of the Condominium Units and Common Property as its Board of Directors may deem to be in its best interest.

ADOPTED by the Board of Directors this 3<sup>rd</sup> day of November, 2009.

BRIAR CREEK HOMEOWNERS  
ASSOCIATION OF LEWISVILLE

By: \_\_\_\_\_  
Secretary