



INDIAN HILLS

3500 GOLIAD ROAD
SAN ANTONIO, TX 78223
(210) 337-5900

COMMUNITY RULES AND REGULATIONS

1. CONSTRUCTION ON MANUFACTURED HOME LOT (the "Lot"). No excavation, construction, addition or modification shall be made to the Manufactured Home Lot or to the premises without prior written permission from the Community Manager. Electrical, gas, water and other utilities are located underground. **UNAUTHORIZED EXCAVATION OR DIGGING POSES A RISK OF INTERRUPTING OR DAMAGING UTILITIES AND CAUSING INJURY TO PERSONS AND/OR PROPERTY.**

2. ENTRY OR REMOVAL OF HOMES.

A. PLACEMENT OR REMOVAL of Homes shall be done under the supervision of the Community Manager, but at the sole expense and risk of RESIDENT, who shall be responsible for any damage done to other persons, OWNER'S property or to the property of others.

B. PLACEMENT OR REMOVAL should be scheduled IN ADVANCE with the Community Manager. Parking or removal shall be planned under favorable, dry weather conditions and between the hours of 9:00 A.M. and 3:00 P.M. weekdays only, holidays excluded.

3. INSTALLATION.

A. RESIDENT agrees that his (her) home shall be installed and anchored to the ground on the manufactured home lot at his (her) expense and in accordance with all applicable governmental statutes, ordinances, regulations and requirements.

B. RESIDENT shall be responsible for all the consequences of improper installation of RESIDENT'S home. RESIDENT agrees to indemnify and hold OWNER harmless against all claims for personal injury, including death, and for property damages that arise from improper installation of the RESIDENT'S Home.

C. If the home has a hitch that is bolted on, the hitch must be removed and stored under the home. If the hitch is welded on, it must be covered and skirted when the home is skirted.

4. SKIRTING.

A. To enhance appearance, all homes must be equipped with skirting acceptable to the OWNER, who shall approve the workmanship. Samples of acceptable skirting materials are at the office. OWNER must approve alternate materials in writing. OWNER does not accept plywood skirting.

B. Skirting acceptable to the OWNER shall be installed no later than SIXTY (60) DAYS after RESIDENT'S initial occupancy of the Lot.

5. LANDSCAPING AND FENCING.

A. Landscaping of the Lot is the responsibility of RESIDENT.

B. Each RESIDENT is responsible for keeping his (her) Lot mowed, clean, and attractive. Grass or other ground cover shall not exceed three and one-half inches (3-1/2") in height. If RESIDENT fails to keep his (her) Lot mowed and clean, then after giving RESIDENT notice and a reasonable time within which to mow and/or clean the Lot, OWNER may mow and/or clean the Lot and charge RESIDENT a fee of \$40.00 per occurrence for such services. In performing these services, OWNER shall not be responsible for any damage to RESIDENT'S property or landscaping.

C. Check with the Community Manager before digging or planting any trees, shrubs or making any other landscaping improvements. **UTILITIES INCLUDING ELECTRIC AND GAS ARE UNDERGROUND, AND EXCAVATION OR DIGGING MAY BE HAZARDOUS!**

D. All landscaping improvements planted or attached to the Premises immediately become a part of the Premises and belong to OWNER and shall remain and be a part of the premises.

E. Fencing. Materials, design and location of ANY fence installed MUST BE approved in writing BEFORE construction begins.

F. Power mowers and other power lawn equipment should only be used during daylight hours.

6. CARPORT COVERS, PATIO COVERS, DECKS, STEPS AND CLOTHESLINES.

A. ALL carport covers, patio covers, window awnings or enclosures must comply with local building codes. Tents and portable shelters may not be used at any time as a dwelling or living quarters, and may not be erected on the Premises unless approved in advance by the Community Manager.

B. ALL exterior improvements (this includes painting or replacing exterior siding/skin of home) and ALL additions must have the Community Manager's written approval BEFORE any work or construction begins.

C. The placement, maintenance and repair of carport covers, patio covers, decks and steps to the home are the sole responsibility of the RESIDENT.

D. A 4'x4' minimum deck is required on front side of home within 120 days of move-in unless: (i) Resident has a 100% masonry set of steps. Only fiberglass, concrete and/or treated lumber may be used for decks. Back steps must be solid, with no open spaces. Steps are required at all home exits. Steps shall be 100% fiberglass or concrete.

E. Absolutely no clotheslines allowed except the folding umbrella type. Only one such clothesline per manufactured home lot.

7. STORAGE.

A. Tires and axles from the manufactured home should be stored underneath the Home. For safety and appearance, no other storage is permitted under the home or in open view on the Lot.

B. Only one storage buildings or cabinets that is approved by the Community Manager, in writing, may be installed or maintained on the Lot. Check with the Community Manager for details.

C. No fuel, flammable substances, explosives or other hazardous materials may be stored in or around the Lot. Except that not more than 2 gallons of motor fuel stored in an approved container may be kept on the lot.

8. GENERAL MAINTENANCE. RESIDENT is responsible for keeping his (her) home, Lot and all improvements or additions thereto, including patio covers, awnings and other improvements in good, clean and safe condition. The Lot shall be maintained free of debris, trash and refuse. Leaks in water and sewer lines shall be repaired immediately. Metal foil shall not be placed over windows.

9. TELEVISION/RADIO ANTENNAS. Cable television is available to each RESIDENT. Inside antennas give acceptable radio and television reception. No outdoor antennas or satellite dishes may extend more than thirty inches (30") above the roof of the Home.

10. SOLID WASTE DISPOSAL.

A. Household garbage and refuse are collected by the City of San Antonio. Please check with the Community Manager for days and times of collection.

B. All garbage and refuse must be placed in plastic or metal containers with tight fitting lids.

C. Garbage containers must be stored at the rear of the Home or in a location screened from view.

D. Filled containers should be placed just back of the curb in the early morning on collection day and removed within twelve (12) hours following collection.

E. Do not dump trash, refuse or tree trimmings on the Lot, vacant lots, other tenants' lots, the Premises, or over fences.

11. MOTOR VEHICLES.

A. Motor vehicles will not be repaired or painted anywhere in the Community, including RESIDENT'S lot.

B. Please do not park motor vehicles off the street from 11:00 P.M. until 6:00 A.M. Additional parking for motor vehicles in good running order with current licenses and inspection stickers is available around the Clubhouse and the storage yard. Do not park in yard or across curbs or sidewalks.

C. Unlicensed or uninspected or nonoperable motor vehicles shall not be stored on the street or anywhere on or around the lot.

D. Oversized vehicles, heavy equipment and trucks above the size of one (1) ton shall not be brought inside the Community except by OWNER to effect improvements and repairs unless approved in advance by Community Manager.

12. TRAFFIC.

A. For everyone's safety, residents must observe the posted traffic rules. **THE SPEED LIMIT IS 15 MPH IN THE PARK. IT IS DANGEROUS TO DRIVE ABOVE THIS LIMIT. CHILDREN ARE PRESENT. PLEASE DRIVE IN A SAFE, CAUTIOUS AND COURTEOUS MANNER. PLEASE BE ALERT FOR PEDESTRIANS, CHILDREN AND BICYCLISTS.**

B. RESIDENTS are responsible for the driving conduct of their family and friends and should advise visitors of these RULES of the strict speed limit and traffic signs.

C. Make sure your visitors' vehicles do not block adjacent driveways or fire hydrants.

D. Motorcycles or motor powered vehicles are allowed in the Community only if licensed, inspected and equipped with a muffler and driven by a licensed driver. Pleasure riding or "cruising" is not permitted in the Community.

E. Recreation vehicles, boats, camper shells, trailers, etc. may not be stored on manufactured home lot or parked or stored on the street. The Community currently has an area available for the storage of a limited number of approved vehicles. **OWNER IS NOT RESPONSIBLE FOR THEFT OR DAMAGE TO ANY ITEM STORED OR PARKED IN THE STORAGE AREA.**

13. PEACE AND QUIET.

A. Radios, televisions, stereos and other sources of noise shall be kept within moderation at all times. There shall be no audible noise outside the home.

B. Loud noise or late night parties are not permitted. Quiet time is from 11:00 P.M. to 7:00 A.M.

C. Interference with or the willful destruction or injury to the property of others can result in termination of the right to reside in the Community.

D. No business or commercial enterprise of any kind or nature may be conducted from any RESIDENT'S home or the premises.

E. OWNER has zero tolerance for fighting or other aggressive behavior in Indian Hills Communities and RESIDENT hereby acknowledges that he/she understands that such conduct can result in termination of the right to reside in the Community.

F. Air rifles, B.B. guns, fireworks, slingshots, archery equipment, unlicensed motorcycles and go-carts are specifically prohibited from the Community.

G. RESIDENTS are responsible for the conduct of their children AT ALL TIMES. RESIDENTS will be held strictly accountable for any damage or loss to Community property or the property of others resulting from the actions of their children.

H. Children who violate clubhouse, swimming pool or any other Community Rules while using any Community facilities may be excluded from using these facilities.

I. Any violation of any Federal, State, County or City ordinance, especially the possession of illegal drugs and controlled substances, will result in termination of the right to reside in the Community.

14. GUESTS and RESIDENTS are responsible for the conduct and safety of their family members and guests while in the Community. Guests under the age of 18 years must be under the supervision of their host at all times. OWNER reserves the right to limit the number of guests present at the clubhouse and in the swimming pool area or any other Community facilities.

15. PETS. In a manufactured home community, having a pet is difficult and is discouraged. Permission to keep any domestic animal or pet in the Community must be obtained in writing from the Community Manager in the form of a Pet Agreement. When signed by OWNER and RESIDENT, the Pet Agreement shall be part of the Lease. OWNER may increase the amount of the Security Deposit under the Pet Agreement. "Wild" animals, such as exotic cats, are not permitted even if "tame." All pets must be less than 35 lb. Certain breeds of dogs are prohibited regardless of weight. No temporary "dog sitting" is permitted.

16. RECREATIONAL FACILITIES.

A. The clubhouse and recreational areas are provided for the use and pleasure of RESIDENTS. Use of the clubhouse and recreational facilities is a privilege and NOT a right. There is no charge for most activities; therefore, RESIDENTS using the facilities are responsible for clean up. OWNER may require a Security Deposit for parties or other gatherings. RESIDENTS using the clubhouse for a party or event are responsible for providing security, cleaning up, disposing of all trash, and for any damage or loss to facilities and equipment.

B. Alcoholic beverages are NOT allowed in the recreational facilities. NO GLASS CONTAINERS ARE PERMITTED IN THE POOL AREA AT ANY TIME.

C. The Community Manager will furnish you additional information regarding dates and hours of operation, reservation of the facilities, etc. Swimming pool rules are posted near the pool and must be observed. RESIDENTS UNDERSTAND AND AGREE THAT THERE IS NO LIFEGUARD ON DUTY AT THE SWIMMING POOL AND AGREE TO ACCOMPANY AND SUPERVISE THEIR CHILDREN AT THE POOL.

17. SOLICITATION. No door-to-door solicitation of any kind or for any purpose is allowed in the Park.

Rules adopted February 1, 2002