

**CERTIFICATION**

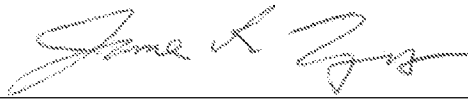
I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

- (1) I am an agent for Sunstream Villas Condominiums, a Texas non-profit corporation;
- (2) Instrument titled: **“Sunstream Villa Rules and Regulations”**, are attached hereto;
- (3) The property affected by the said Instrument is described as, to wit:

Sunstream Villas a Condominium Community, according to the Declaration of Condominium recorded in the Condominium Records of Harris County, Texas, under Clerk’s File No. F854941, along with any amendments and supplements thereto.

- (4) The attached Instruments are true and correct copies of the originals.

IN WITNESS WHEREOF, I have subscribed my name on this 30<sup>th</sup> day of March, 2017.

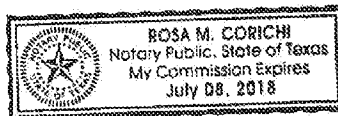
By:   
 James R. Young, Agent for  
 Sunstream Villas Condominiums

STATE OF TEXAS                   §  
   §  
 COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on the day personally appeared James R. Young, Agent for Sunstream Villas Condominiums, and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 30th day of March, 2017.

  
 Notary Public, State of Texas



RP-2017-143298

# Sunstream Villas Condominiums Rules & Regulations

**Parking Rules:** All parking violations are subject to the assessment of fines.

Vehicles will be towed for the following violations:

- Unauthorized vehicles which pose a safety hazard may be removed immediately **without notice.**

Vehicle owners that do not observe the following rules will be issued a warning sticker and then have **48 hours** to correct the violation, after which they will be subject to being towed.

- No recreational vehicles, trailers, boats or campers or heavy commercial trucks are to be parked on the property.
- **All** "Reserved" parking signs are to be observed. All reserved numbers are maintained by the Management company only according to title content.
- Vehicles leaking fluids.
- Do not block driveway entrances or exits, dumpsters or fire hydrants.

Upon ten (10) days notice to owner via certified mail, the following vehicles will be subject to towing:

- Vehicles that have expired plates or inspection stickers: According to city ordinance section 10-422 (A); it is unlawful to use private property to store junked or abandoned vehicles. **All** vehicles must have current tags and inspection stickers.

The management company will enforce the two following violations:

- **No car washing on the property.**
- **No mechanical work to vehicles** is to be done on the property.
- **All** vehicles that are inoperable, including those on jacks or blocks will be stickered.

**Pool Rules:**

- **Absolutely no pets of any kind are allowed in the pool at any time.**  
This is a City of Houston Health Ordinance for all pools in the city of Houston.
- **All residents must** accompany their guests to the pool area. No more than (2) guests per resident.
- **Absolutely no breakable glass** of any sort may be brought into the pool area.
- **All persons** under the age of 16 are to be accompanied by an adult/or parent.
- **Since there are no lifeguards in attendance at the pool:**
  - Gates are to be completely closed when entering or leaving the pool area.
  - All persons that are not competent swimmers must be accompanied by a capable swimmer of sufficient size to come to the aid of the non-swimmer.

- No running, boisterous conduct, noisy disturbances, music (loud enough to be offensive to others using the pool or any other residents of the property) is allowed. In an effort to gain compliance with the rules in this bullet point, all persons under the age of 16 are to be accompanied by an adult/or parent.
- **Only** proper swimming attire is allowed.
- **All residents** using the pool area are responsible for cleaning up the pool area.
- **No grills** of any kind allowed in pool area.
- **Sunday thru Thursdays** the pool will close at **10:30 PM.**
- **Fridays and Saturdays** the pool will close at **12:00 (Midnight)**

**PET RULES:**

The City of Houston “Leash Law” and “Health Ordinances” apply to the entire property of Sunstream Villas.

- Dogs must be walked on a leash at all times. Sunstream Villas provides designated dog walking areas behind covered parking areas are marked by signs.
- **No dogs or any other pets of any kind are allowed in the pool area at any time.**
- Pet owners are responsible for picking up after dogs and disposing of the defecations properly.
- Pet owners are responsible for keeping patios, walkways and common areas clear of “accidents” at all times.
- Pets shall not be kenneled or tethered (tied to any fence or railings) for any period of time on any balcony, patio, common area or walkway of condominiums.
- Cats should not roam the property. Cat traps can be set periodically to catch stray cats. All cats caught will be turned over to the Houston Animal Control.
- The board shall have the right to direct removal of any pet that is a threat or constant unreasonable disturbance to residents of the property.

**GARBAGE/ TRASH:**

- No trash or debris should be placed in any of the stairways, entrances to the common areas, or outside the unit for any period of time.
- Nothing other than household garbage is to be put into the dumpsters for pick-up. Make special arrangements to dispose of lumber, metal debris, especially hazardous chemicals, appliances, furniture or mattresses.
- Garbage must be placed in plastic trash bags and tightened securely.
- All trash must be placed inside the associations dumpsters, not on the ground next to the dumpsters or in the fences surrounding the dumpsters.
- **Absolutely no trash** is to be brought from another property or business and **placed in the associations dumpsters. Dumpsters are provided for the residents of this property only.**

**BALCONIES and FENCES:**

- Balconies cannot be used for storage of household furniture, appliances, or trash.
- Proper patio furniture or lightweight plants are acceptable.

RP-2017-143298

- No fencing or lattice is to be attached to the railings on balconies.
- No clothes, bedding or rugs are to be dried from the balconies or fences on the property.

### **Outdoor Cooking:**

The City of Houston Fire Code (section 17-27.6 (B)); limits the use of outdoor grilles, including gas grilles, is prohibited within 20 feet of any building or enclosure (fence) including landings, entrances, patio areas. **Outdoor cooking on balconies is prohibited.**

### **Occupancy Recommendations:**

- **One** Bedroom Condominiums: 2 adults or 1 adult, 1 child.
- **Two** Bedroom Condominiums: No more than 4 adults.

### **Residential Purposes**

All activities within a unit must be related to residential purposes and no unit may be used for commercial or business purposes, other than home office use incidental to the use of the unit as a residence, but in no event shall any business activity be undertaken within a unit or within the condominium property that is visible or perceptible to other residents within the Sunstream Villas Condominiums.

### **FINES:**

Fines for the violations listed above are to be assessed by the Board of Directors and Property Management. Notice will be given to the owners of the condominiums and fines will be based on severity and number of violations. The owner/investor will be notified by mail as provided by the Texas Condominium Act.

- Owner/ investors are responsible for the damages done by their tenants or tenant's visitors.
- If fines are ignored by the owners / investors the amount of the fines will be increased according to the length of time (Usually 48 hours notice to respond and normally 30 days for the corrections to be made) again depending on the severity and number of violations.

Sunstream Villas Condominiums  
10075 Westpark Dr,  
Houston, Texas 77042

Elite Association Management  
11231 Richmond  
Suite D108  
Houston, TX. 77082  
Ph: 832-660-0700

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RP-2017-143298  
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04/04/2017 01:13 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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