

2-66-4188

BYLAWS
EXHIBIT "A"
RULES AND REGULATIONS FOR
OLD CASTLE HILL
HOMEOWNERS ASSOCIATION

1. Any sidewalks, driveways, entrances, stairwells, elevators, halls, and passageways which are General Common Elements or Limited Common Elements shall not be obstructed or used by any Owner for any other purpose than ingress to and egress from the Units.
2. No articles shall be placed on or in any of the General Common Elements or Limited Common Elements which are for the benefit of more than one Unit except for those articles of personal property which are the common property of all of the Unit Owners.
3. Owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls and passageways as a play area(s) or an area in which to gather or loiter.
4. No vehicle belonging to or under the control of any Owner or a member of the family or a guest, tenant, lessee, or employee of a Unit Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Project. Vehicles shall be parked within designated parking areas only and shall be operational at all times. No washing, repairing, or lubricating of vehicles shall occur in parking areas.
5. No decoration or article shall be placed upon and no work of any kind shall be done upon the exterior Building walls or upon the General Common Elements by any Owner. Such decoration and work is the responsibility of the Association. No changes can be made in the Limited Common Elements except with prior written approval of the Board of Directors.
6. No Owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or electrical apparatus or appliances (other than ordinary household appliances), heating or air conditioning units be installed in such a manner that they protrude through the walls or the roof of any Building or are otherwise visible from the ground, except as may be expressly authorized in writing by the Association.
7. Use of any facilities of the Project will be made in such manner as to respect the rights and privileges of other Owners.
8. Owners, residents or lessees shall not use or permit to be brought into any Building any flammable oils or fluids such as gasoline, kerosene, naptha, or benzine, or other explosives, or other articles deemed extra hazardous to life, limb, or property without the prior written consent of the Board.

2-66-4189

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9. The water shall not be left running in any Unit any unreasonable or unnecessary length of time.

10. The commodes and other water apparatus shall not be used for any purpose other than that for which they were constructed, no sweeping, rubbish, rags, papers, ashes or other substances shall be thrown therein. Any damage resulting from misuse of any nature or character whatever shall be paid for by the Owner causing it. Every Owner shall be responsible for all damages to Units caused by over-flow from drains or plumbing due to neglect of persons using the Unit.

11. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or to disturb Owners, or occupants of other Units.

12. All trash must be placed in sealed bags or sealed containers prior to being put in an approved disposal area.

13. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in the storage areas. Any damage to the General Common Elements or common personal property caused by the children of an Owner or their guests of the guests of a Unit Owner shall be repaired at the expense of that Owner.

14. The Managing Agent, or if there is no Managing Agent, then the Board of Directors, shall retain a passkey to each Unit. If an Owner shall alter any lock or install a new lock on any door leading into the Unit, the Owner shall provide a key for the Managing Agent's or the Board of Director's use.

15. All draperies or drapery linings or shutters or blinds visible from the exterior of any Unit shall be of a neutral, white or off-white color. No window shall be covered with aluminum foil or similar material.

16. It is prohibited to hang garments, rugs, or any other items from the windows, patios, balconies or any of the facades of any Buildings. No exterior clothes lines shall be erected, and there shall be no outside laundering or drying of any garments. No rugs shall be beaten on the balconies or in the halls. No dust, rubbish or litter shall be swept from a Unit into the halls or entryways.

17. Declarant may place signs in or around the common walks and drives and use the Common Elements for sales purposes until the last Unit in the entire Project is sold. Owners other than Declarant, however, are prohibited from placing "for sale", "for rent", or any other signs in or around the Common Elements or displaying signs to the public view on any Unit or any portion of the Project.

18. No power equipment, work shops, or car maintenance of any nature whatsoever shall be permitted on the Project except with prior written approval of the Board. In deciding whether to grant approval, the Board shall consider the effects of noise, air pollution, dirt or grease, fire hazard, interference with radio or television reception, and similar objections.

19. No Owner shall modify or alter in any way the structure or appearance of any patio or balcony area. All patios and balconies shall be kept in clean and neat condition, free of debris and refuse,

2-66-4190

Patios and balconies shall not be used for storage purposes nor shall any Owner fence in, wire in or in any other way enclose any such area. If an Owner allows the patio or balcony appurtenant to his Unit to become cluttered or unsightly in any manner, he shall be given notice of such fact by the Board of Directors or Managing Agent, and shall be required to correct such condition within five (5) days of the date of notice and if he fails to do so, then the Board of Directors or Managing Agent may correct such discrepancy (including the removal of any unsightly items) and/or repair or refurbish the patio or balcony at the Owner's expense.

The foregoing Regulations are subject to amendment and to the promulgation of further regulations.

FILED
AUG 26 3 31 PM '81
Laris Agapoulos
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this Instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

AUG 26 1981



Laris Agapoulos
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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