

Maison DeVille Council of Co-Owners
RULES FOR THE USE AND THE RENTAL OF A UNIT AT MASON DEVILLE
Effective: May 1, 2012

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Notice

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- I. USE OF UNIT
- II. RENTAL OF UNIT
- III. FINES
- IV. COMPLAINTS
- V. DISPUTE OF RESOLUTION

20120204974
05/09/2012 RP2 \$36.00

The Homeowners Association of Maison DeVille Council of Co-Owners is a Non-Profit Corporation governed by the Condominium Declaration for Maison DeVille Council of Co-Owners filed of record in the Condominium Records of Harris County, Texas. These rules are made and adopted pursuant to the authority granted by the Declaration and pursuant to the authority to the Board of Directors in Chapter 82, Section 102 of the Texas Property Code.

The following Rules, Regulations and Policies are effective upon filing in the Harris County Condominium Records and are applicable to all Owners, tenants, families and guests. All Owners are responsible for the instruction and supervision of their children, tenant(s) and/or guests as to the provisions of all the Rules, Regulations and Policies, Bylaws, and Declaration. Owners must provide a copy of these documents to their tenant(s).

I. USE OF A UNIT

- 1. All units shall be used for single-family residential purposes only. As used herein, the term "Single family residential purposes" shall be deemed to specifically prohibit, by way of illustration but without limitation, the use of any Unit for any business, educational, church, professional or other commercial activity of any type. Any person found conducting business on the premises will be assessed a fine and be required to cease and desist.
- 2. At least one (1) smoke detector, in a good working order, shall be installed and maintained in each unit. The Owner/tenant shall maintain this device in proper working order at all times. Each Owner or tenant shall comply with all applicable laws, regulations, and ordinances with respect to residential smoke detectors.
- 3. No one-bedroom unit shall be occupied by more than two (2) residents; no two-bedroom unit shall be occupied by more than four (4) residents; not three-bedroom unit shall be occupied by more than six (6) residents; the foregoing limitations on the number of residents per bedroom shall not be exceeded, except by the prior written approval from the Board of Directors.

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II. RENTAL OF A UNIT

1. Each Owner that places his or her unit for rent must provide written notice to the Board of Directors. The Owner shall provide a copy of the Declarations, By-Laws and these Rules and Regulations to the new lessee, or renter at the time of rental.
2. A unit Owner must notify the Managing Agent in writing of the unit Owner's intent to lease, or rent his or her unit prior to any execution or re-execution of any lease.
3. All Rental Agreements periods shall be a minimum of (6) months and a maximum of one (1) year.
4. All prospective tenants, 18 years of age and older, shall undergo a background check by the Managing Agent that is appointed by the Board of Directors of the Association before the prospective tenant moves into the unit.
 - a. If a prospective tenant moves in the unit without first receiving approval from the Association, the Owner will receive a letter stating that the Owner has thirty (30) days to submit a screening application along with the \$50.00 processing fee for each residents over the age of eighteen (18)
 - b. If the screening application is not received within (30) days, the violator will be assessed a \$75.00 fine per week until all tenants 18 years and older are approved or until the unit is vacant.
 - c. If the application is received and the applicant/tenant is not approved, then the Owner must immediately start the eviction process in regard to the unapproved tenant within three business (3) days of the Managing Agent mailing notice of the unapproved tenant.
 - d. Any Owner who has received a fine for violation of this "prior screening rule" in the past shall not be granted the thirty (30) day grace period, and will automatically be fined \$75.00 per week until all tenants, 18 years and older are approved or until the unit is vacant.

III. FINES

1. Fines will be imposed against Owners for any violation of the Declaration, By-Laws, or these Rules & Regulations listed above, whether committed by the Owner, occupant, or guest of the unit Owner. This policy is effective upon filing in the Harris County Condominium Records. The fine structure will be as follows:
 - a. First Offense a thirty (30) day Warning Notice mailed (except where stated Otherwise in Rules & Regulations)
 - b. Second Offense \$75.00 fine, if the offense is not corrected within fifteen (15) Days of the warning notice.
 - c. Additional Offense \$75.00 per week or per occurrence, may be imposed, as stated in the rules.

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2. If the offense reoccurs or continues after the third notice, the Association will continue to assess a \$75.00 fine per week or \$75.00 fine per occurrence until it is abated, and the Board may refer the matter to legal counsel. All fees including attorney fees incurred by the Association in enforcing the governing documents and Rules of Maison DeVille Council of Co-Owners will be charged to the Owner of the unit from which the violation occurred.
3. If an offense results in damage or destruction to the limited or general common elements all fines in addition to the costs of labor and/or materials to repair or replace the damaged property.
4. Any Owner who is fined shall have thirty (30) days to respond to the charge.
5. To dispute a fine, the Owner must request in writing a meeting with the Board postmarked no later than thirty (30) days from the date of the letter imposing the fine, setting forth the specific nature of the Owner's dispute.
6. The Owner filing the dispute will be notified of the date of the Board meeting and will be placed on the Agenda. The Owner will be allowed a reasonable period of time to present his or her reason why the fine should not be imposed against their account.
7. The Board's decision after the hearing is final and any affirmed, or non-appealed fine will be due and payable on the first of the next month after the notice is given.
8. If any offense reoccurs within twelve (12) months after the first occurrence of the same violation, then the \$75.00 fin will be automatically imposed, without the fifteen day warning notice.
9. Any Owner who has more than two (2) violations within sixty (60) days will be required to provide written proof of notices and action taken against any tenant(s) committing violations against the Association. The Association may require a meeting with the Owner, or take legal action to enforce the Declarations, By-Law, or these Rules.
10. Owners must evict any tenant of the tenant, their guests, invites, or occupants commit numerous or repeated violations of the Declarations, By-Laws, or these Rules.

IV. COMPLAINTS

All complaints must be submitted in writing and addressed to the Board of Directors.

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V. DISPUTE RESOLUTION

Any resident or Owner with a dispute with a neighbor should first attempt to resolve the problem on a friendly basis. If you cannot resolve a problem, call the Dispute Resolution Center at 713-221-8274. The Dispute Resolution Center, at no charge to you, will assist in working with the parties to work out a resolution to the problem.

Adopted by unanimous vote of the Board of Maison DeVille Council of Co-Owners, at a meeting held on April 24, 2012. Signed this the 24th day of April 2012.

THE HOMEOWNERS' ASSOCIATION OF
MAISON DEVILLE COUNCIL OF CO-OWNERS

BY: Ann Hughes
BOARD MEMBER

Printed Name: Ann Hughes

BY: JLYA Goland
BOARD MEMBER

Printed Name: JLYA Goland

BY: Natalie Marsh
BOARD MEMBER

Printed Name: Natalie Marsh

BY: Steve Pennington
BOARD MEMBER

Printed Name: STEVE PENNINGTON

BY: _____
BOARD MEMBER

Printed Name: _____

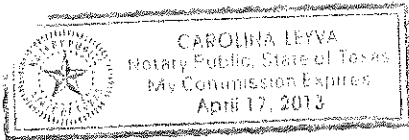
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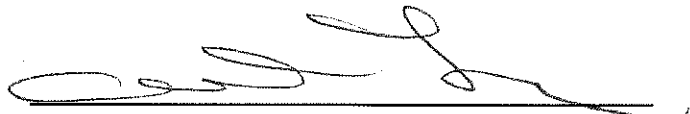
STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 24th day of April, 2012 by Ann Hughes, as a Board Member of the Maison DeVille Council of Co-Owners, on behalf of said Association.



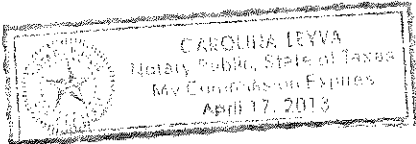

Notary Public in and for the State of Texas


STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 24th day of April, 2012 by Ilya Goland, as a Board Member of the Maison DeVille Council of Co-Owners, on behalf of said Association.



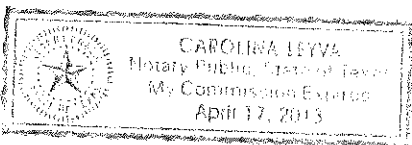

Notary Public in and for the State of Texas

STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 24th day of April, 2012 by Natalie Marsh, as a Board Member of the Maison DeVille Council of Co-Owners, on behalf of said Association.




Notary Public in and for the State of Texas

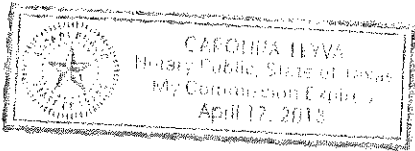
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ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 24th day of April, 2012 by Steve Pennington, as a Board Member of the Maison DeVille Council of Co-Owners, on behalf of said Association.




Notary Public in and for the State of Texas

STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on this the ____ day of _____, 2012 by _____, as a Board Member of the Maison DeVille Council of Co-Owners, on behalf of said Association.

Notary Public in and for the State of Texas

Return after filing to:

Randall Management ✓✓
6200 Savoy, Suite 420
Houston, Texas 77036

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.

MAY -9 2012



Sta Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Sta Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS
2012 MAY -9 PM 2:38
FILED