

Rules and Regulations at The Lodge

Table of Contents

I.	Swimming Pool	3
II.	Pets	3
III.	Parking	4
IV.	Boats/Trailers/Boat Docks	4
V.	Noise	5
VI.	Firearms/Fireworks	5
VII.	Trash	5
VIII.	Bar-B-Q grills/Open flames	6
IX.	Common Areas	6
	A. Common Elements	6
	B. Porches and Balconies	7
	C. Stairwells and Hallways	7
	D. Canopies	7
X.	Extension Cords	8
XI.	Electric Cars	8
XII.	Rental	8
XIII.	Structural Modifications or Alterations	9
XIV.	Contractors	9
XV.	Flooring	9
XVI.	Rules and Enforcement	10
XVII.	Individual Insurance	11
XVIII.	More Detailed Information in the By-Laws	11

Rules and Regulations at The Lodge in Walden, TX

I. SWIMMING POOL

The swimming pool at The Lodge is for the sole use of the owners, occupants, their family members, and guests.

- A. Swim at your own risk. No lifeguard is on duty.
- B. Pool Hours - 8:00 a.m. – 10:00 p.m.
- C. Non-swimmers and children under the age of 14 must be accompanied by an adult 18 or over.
- D. No diving, no running, no glass, no pets, no grills, and no loud music are allowed in the pool area.
- E. Proper swim attire must be worn in the pool area at all times.
- F. Pool furniture is not allowed in the pool.
- G. No large rafts or oversize floats are allowed in the pool, only individual floats are allowed.
- H. Floats, towels and anything else used at the pool must be taken back to the condo units each day.
- I. Table umbrellas are to be lowered before leaving the pool area.
- J. Owners and guests who are using the pool area are responsible for keeping it clean by disposing of trash in the trash receptacles provided.
- K. Cigarette and cigar butts shall not be discarded on the ground or in planters, nor shall they be placed in the trash receptacles if still burning.
- L. The pool gate may not be propped open.
- M. Gates to the pool, and other access gates to the Lodge property must remain shut and are prohibited from being propped open.

II. PETS

- A. All pets on the condominium property shall be on a leash and attended by their owner at all times.
- B. Owners shall be responsible for cleaning up after pets.
- C. Dog gates and play yards, playpens and any other means of kenneling or corralling pets on the property premises or porches are prohibited.
- D. In-ground leads are prohibited.
- E. Pets may not be left unattended on back patios and porches.
- F. Pets are to be taken in front of the building property for the purposes of using the bathroom on a regular basis.
- G. No animals shall be raised, bred, maintained on any lot for commercial purposes.
- H. No animals other than dogs, cats, or other normal household pets of a reasonable and limited number or species may be kept on any lot.
- I. No aquariums over 30 gallons are allowed in the condo units.

Owners and occupants of a unit in which a pet is kept are responsible for any damages caused by the pet, including but not limited to damage to the unit, other units, and common elements.

III. PARKING

- A. Motorcycles shall be parked in the parking lot. It is prohibited to park motorcycles, in the unit, on balconies or back porches, under stairwells, in the hallways, or in front of the units.
- B. Parking areas within the property are to be used exclusively by the owners or occupants of the units, their family members, tenants, and guests.
- C. No more than two vehicles per unit are allowed in the parking lot. If the availability of parking spaces becomes an issue, only one vehicle per unit will be allowed.
- D. If notified by the Board of Administration or Managing Agent, parking passes will be distributed and are to be displayed in the vehicles for everyday use.
- E. Parking is limited to one car per unit on holiday weekends. Parking permits are required on holiday weekends as notified by the Managing Agent or Board of Administration.
- F. Under no circumstances shall the Council of Co-Owners be liable to any party for any damage caused to a vehicle parked within the property or the loss of any personal items kept in a vehicle parked within the property.
- G. Boats and other types of watercraft, their trailers, travel trailers, U-Haul trailers, motor homes, campers, and the like may only be parked on the property for one hour for loading and unloading purposes. They may not be parked on the property for longer than one hour.
- H. Inoperable vehicles may not be parked on the property. Vehicles must display the proper tags and licenses and able to be legally operated on a public street. Inoperable vehicles will be towed at the owner's expense.
- I. Vehicle repair, maintenance work, and washing vehicles are prohibited within the property parking lots.
- J. A golf cart is considered a recreational vehicle and cannot be parked in the parking lot.
- K. For safety reasons vehicles parking by the office and laundry room should take care not to have truck beds or trailer hitches cross over the sidewalk.

IV. BOATS/TRAILERS/BOAT DOCKS

- A. Boats and trailers shall not be parked on the condominium project.
- B. A boat may remain at dockside for up to 72 hours total during any seven-day week from Sunday midnight to the following Sunday midnight. Leaving the dockside or changing docks does not change the total of 72 hours per week allowed. If a boat owner has a legitimate reason to exceed 72 hours during the week, the owner will need to obtain approval from the Managing Agent in writing.
- C. Once each year during the holiday season from May 1– September 10, an owner may obtain a consecutive 7-day vacation boat dock pass from the managing agent.
- D. Additionally from September 11 – April 30 an owner may request up to 2 additional 7-day vacation boat dock passes from the Managing Agent

provided the owner or tenant will be staying on the property and using the boat daily during the 7-day time period.

- E. Boat slips are available on a "first-come, first-serve basis" regardless if a boat pass has been issued or not.
- F. Boats and jet skis may not be tied to the bulkhead.
- G. The owner or occupant of the unit is responsible for any damage to the dock, bulkhead, boats or other watercraft caused by them, their family members, or guests.
- H. The owner or operator of a boat or other type of watercraft is responsible for the security and safe keeping of that boat or watercraft, as well as all personal items kept aboard the boat or watercraft. Under no circumstances shall the Council of Co-Owners be liable to any party for damage caused by a boat or other watercraft tied or moored to the dock, or for the loss of any personal items kept on a boat or other watercraft while tied or moored to the dock.
- I. Diving from the docks is prohibited.
- J. Fishing gear and lines shall not be left unattended.
- K. Cleaning fish at the docks is prohibited. Fish are to be cleaned at the unit.

V. NOISE

- A. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions, and amplifiers that may disturb other residents.
- B. No loud, obnoxious or offensive behavior will be permitted. This includes but is not limited to indecent exposure, lewd conduct, profanity, verbal harassment, threats toward other residents, playing music or TVs too loudly, generating noxious odors, etc. that could constitute an annoyance to other residents.

VI. FIREARMS/FIREWORKS

No firearm of any kind or fireworks shall be discharged anywhere within The Lodge property.

VII: TRASH

- A. It is prohibited to throw garbage, old appliances, carpet, blinds, furniture, or trash outside disposal installations provided for such purposes in the service area.
- B. Owners and residents of each unit are required to deposit their own trash, garbage, and other waste material into the dumpsters located on the property.
- C. Trash containers should be emptied regularly and kept clean for sanitary reasons and to prevent odors from being transmitted to other units.
- D. It is prohibited to place furniture, toilets, appliances, ceiling fans, mattresses, exercise equipment, construction trash and debris, or anything other than household trash in or around the dumpster, or to leave such items abandoned anywhere on the property premises.
- E. No trash, garbage, or other waste material is to be placed or kept outside the entrance to a unit or on the balcony or patio.

- F. Littering on the property is prohibited including but not limited to items such as cigarette butts, food, food wrappers, plastic bags, bottles, and cans.

VIII: BAR-B-Q GRILLS/OPEN FLAMES

- A. Use of Bar-B-Q grills will be in compliance with the current insurance policy requirements.
The Board of Administration or Managing Agent will send out an email with the most current insurance requirements regarding Bar-B-Q grills.
- B. Use of charcoal is prohibited anywhere on the property premises at all times.
- C. Use of wood and open flames are prohibited on the property premises.
- D. Propane grills may not be used or kept on balconies and porches and must be used at least 10 feet way from the building.
- E. The Managing Agent or Board of Administration will send out information concerning the use of electric grills or any changes in the insurance policy.
- F. Each owner is encouraged to have a functioning fire extinguisher in the kitchen area of the unit.

IX: COMMON AREAS: COMMON ELEMENTS, PORCHES AND BALCONIES, STAIRWELLS AND HALLWAYS, CANOPIES

- A. Common Elements
 - 1. No owner or occupant of a unit may alter, improve, paint, decorate or otherwise modify the common elements without written permission from the Managing Agent or the Board of Administration.
 - 2. Owners, occupant, their families, guests, contractors, and visitors are prohibited access to the roof of a building unless approved by the Managing Agent, or a member of the Board of Administration.
 - 3. An owner shall not place or cause to be placed in lobbies, hall, vestibules, stairways, elevators, or other areas of similar nature, any furniture, packages, or other objects of any kind. These areas shall be used for no other purpose than for normal transit through them.
 - 4. It is prohibited to dust rugs or other items from windows, or to clean rugs by beating them on the building exterior.
 - 5. It is prohibited to place anything inside the window between the curtains or blinds that will be visible from the outside, this includes but is not limited to pictures, cards, and decorations.
 - 6. Skateboarding anywhere on the premises is prohibited including inside the pool area, and in the parking lots.
 - 7. No resident shall post advertisements or posters of any kind in the buildings except as authorized by the Board of Administration.
 - 8. Screen doors may not be attached in front of the door outside the unit, however retractable screen doors may be approved by the Managing Agent or Board of Administration through the Application for Modification/Improvement/Repair of Unit form.
 - 9. In order to keep a uniform front all window replacements must be approved by the Managing Agent or Board of Administration through the Application for Modification/Improvement/Repair of Unit form.

10. The owner is responsible for having a new door painted within 10 days of installation. Doors must be approved before installation and it is the responsibility of the owner to keep them in good repair.
11. No fences can be attached to the first floor back patio unless it is the same as those on the second and third floor balconies and is approved by the Managing Agent or Board of Administration.
12. Camping is prohibited anywhere on the property premises including the parking lots.
13. Tents are prohibited on the property premises.

B. Porches and Balconies

1. Porches and balconies shall be kept in neat and clean condition. Only outdoor furniture and plants are permitted on porches and balconies. Dead plants should be removed. Indoor furniture, appliances, etc. are not allowed on porches and balconies. Floats and towels may be dried on porches and balconies, but should be stored inside. Nothing may be hung over the railing to dry.
2. It is prohibited to hang garments, towels, rugs, or any other items from the windows, back porch railings, or from any of the common facades, and common railings of the buildings.
3. Decorative string lights and flags are allowed on back porch balconies provided they do not enter the view from inside any other unit.
4. Holiday decorations should be put up and taken down no earlier or later than 30 days before the holiday and 10 days after the holiday.
5. Decorations are allowed on back porches/balconies and beside individual doorways.
6. All outdoor ceiling fans must be rated for outdoor use.

C. Stairwells and Hallways

1. It is prohibited to park motorcycles in the unit, on balconies, back porches, under stairwells, in the hallways, or in front of the units.
2. Bicycles, kayaks, paddle boards and other large watercraft must be stored out of site, and may not be stored on balconies, back porches, under stairwells, or in front of the units.
3. Nothing is allowed to be stored under the stairwells, in the hallway or in front of the units.

D. Canopies

1. From May 1 – September 10, open-air portable canopies may be set-up for a 48-hour period from Friday through Sunday, or 72 hours during a three-day holiday weekend. Otherwise canopies can be set-up and taken down on an as-needed basis but are not meant for daily or continual use on the property.
2. Canopies may not be taller than 10 feet, and should be placed to minimize the obstruction of views to the lake.
3. Screened-in canopies and canopies with bottom floors are not permitted.
4. Any chairs, tables, or any other items moved out onto the grass or off

the back porches may not be left unattended and must be moved back to individual units when not in use.

5. Umbrella stands/umbrellas cannot be stored off the back patios. (Canopies will follow the rules above).

X. EXTENSION CORDS

- A. Extension cords may not be plugged into back patios, porches, or common plugs, and pulled across the property premises.
- B. One exception is that extension cords may be used at the light poles at the boat docks for the purpose of charging batteries from sunup to sundown. The cords shall be placed as streamlined as possible during those hours.

XI: ELECTRIC CARS

- A. It is prohibited to use extension cords for the purposes of charging electric cars.

XII: RENTAL

- A. The rules outlined in these Rules and Regulations, the Declaration, and the Reservation at the Lodge are applicable to owners, renters, and any other occupants who are allowed the use of the unit.
- B. The owner must communicate these rules and regulations in writing to the renters and occupants of their unit. A condensed version of the rules will be made available to owners to post for renters, but renters are still responsible to follow all the rules.
- C. The owner of each unit is responsible for all persons occupying or renting their unit.
- D. The after-hours emergency number is to be used only for emergencies such as water leaks, or other emergencies that affect the well-being of the other condo residents.
- E. The Lodge Management Agent or other office personnel are not responsible assisting renters with issues such as entry into the condo unit, boat docking information, laundry room information, etc. The owner is responsible for communicating with the renter if these issues or issues of this type occur.
- F. The Lodge Management Agent, other office personnel, or Board of Directors may contact the renter along with the owner if a rule is being violated.
- G. An owner must provide the name and contact information of persons who will be occupying that owner's unit by virtue of a lease agreement or rental contract, or who is otherwise allowed to use that owner's unit for more than 30 consecutive days. Included shall be a description and license plate for all vehicles owned or to be operated by tenants.
- H. Owners must leave a set of keys or current code for entry into the unit in the office at all times. In the event of an emergency the owner is responsible for any damage caused if the failure to be able to access a unit is because they did not have a set of keys or current code to get into their unit in the office.

XIII: STRUCTURAL MODIFICATIONS OR ALTERATIONS

- A. An owner shall not make structural modifications or alterations in a unit or installations located therein without previously notifying the Council of Co-Owners in writing through the Management Agent, if any, or through the President of the Board of Administration. The notification shall require a written confirmation of receipt.
- B. The owner must include the information for renovations in the Application for Modification/Improvement/Repair of Unit form. The Council of Co-Owners shall have the obligation to answer within ten (10) days, and failure to do so within said time shall mean that there is no objection to the proposed modification or alteration. However, if such owner shall be notified of any reasonable objection thereto then such owner shall not make such structural modifications or changes.

XIV: CONTRACTORS

- A. Both contractors and owners who are performing services on condo units must remove work materials, carpet, or any other materials from a unit or any materials to be installed in a unit each day before 6:00 p.m.
- B. Work must be conducted between the hours of 8:00 a.m. and 6:00 p.m. Monday – Friday. Saturday hours from 10:00 a.m. – 4:00 p.m. may be approved by the Board of Administration or managing agent for special circumstances. Exceptions to these hours may be made in cases of a major catastrophe or natural disaster.
- C. Contractors engaged by an owner to perform maintenance or repair work, or to make improvements to the owner's unit are required to maintain comprehensive general liability insurance and, if applicable, worker's compensation insurance.
- D. Contractors must be licensed and insured to work on electrical and plumbing projects. These contractors must show proof of licensing and insurance upon request. Minor repairs can be performed by contractors who have been approved by the Managing Agent or the Board of Directors.
- E. Prior to starting work, an owner is required to notify the Managing Agent or the Board of Administrators the name and contact information for any contractor engaged to perform work or provide a service within that unit.
- F. No owner or occupant may remove the semi-load-bearing wall by the kitchen countertops for structural reasons. Those walls by the kitchen countertops which have been removed previous to the amended By-Laws are grandfathered.

XV: FLOORING:

- A. The installation of tile and hardwood flooring is prohibited on the second and third floors. Any other type of hard flooring including but not limited to vinyl, vinyl plank, linoleum requires the installation of a highly-rated acoustic, waterproof underlayment to serve as a sound barrier. The current requirements for the underlayment will be available by the Managing Agent or Board of Administration. The underlayment must be approved in the Application for Modification/Improvement/Repair of Unit form.

- B. The units with tile or hardwood floors installed previous to the amended By-Laws are grandfathered.
- C. It is highly encouraged for the owners of units with grandfathered floors to place area rugs in the living room, bathroom, and bedroom, as well as runner rugs in the hallway to decrease the noise level for those in the condos below.

XVI. RULES AND ENFORCEMENT

- A. Progressive fines will be assessed for violations of The Lodge Declaration, By-Laws, Restrictions or other policies and regulations approved by the Board of Administration or Council of Co-Owners. The authority to assess fines or penalties is provided under our Declaration Paragraph (1)(g) and our By-Laws Article VI, 1.
- B. A violation report should be communicated, along with any corresponding documentation the owner may have, by contacting the Managing Agent member of the Board of Directors. All reports shall remain confidential.
- C. Unit owners may request a hearing before the Board of Administration to contest charges of rule violations no later than ten calendar days following the date of the notice.

The Managing Agent or member of the Board of Administration will:

1.) 1st offense: Issue a warning by notifying the owner of the infraction by email.

2.) If after 5 days from the date of the warning email and letter, the owner has still failed to correct the problem they will be sent a second email and letter notifying them that a fine has been imposed retroactive to the date the violations was first discovered/reported and the number of days for which any additional daily charge has been imposed.

4.) If the violation has not been resolved, a fine of \$100 will be assessed for a 1st offense violation. An additional fine of \$10.00 per day will be assessed for the first 14 days, and go up to \$25.00 per day for any days after the 15th day that the violation is still unresolved.

5.) Unless resolved this daily penalty is cumulative and will continue until the end of the calendar year at which time an unpaid portion of the fine will be factored into that owner's assessment for the coming year. If it is still unresolved at the end of the calendar year, the fine will begin again at \$25.00 per day until such time it is resolved.

6.) 2nd offense of the same violation: The same steps will be followed as the first offense but the fine will be \$200.00.

7.) 3rd offense of the same violation: The same steps will be followed as the first offense but the fine will be \$300.00.

8.) Violations for trash at the on-site dumpster will receive one warning and will be assessed a \$500.00 fine for every offense after that warning.

XVII. INDIVIDUAL INSURANCE

It is strongly recommended that each owner obtain, at their own expense, insurance coverage on their unit and personal property within the unit. It is further recommended that each owner also obtain, at their own expense, personal liability insurance.

XVIII. MORE DETAILED INFORMATION IN THE BY-LAWS

- A. It is the owner's responsibility to know these rules and guidelines, as well as the By-Laws, Reservation, and Declaration of the Lodge.
- B. More detailed information can be found in the By-Laws on, but not limited to these topics:
 - 1.) Maintenance Fees and Assessment Fees - see By-Laws pages 8-9
 - 2.) Every owner responsible for repair within own unit - pg. 10
 - 3.) All repairs of internal installations belonging to the unit areas are at the owner's expense. - pg. 10
 - 4.) Owner shall reimburse the Council of Co-Owners for expenditures incurred in repairing or replacing any common elements and facilities damaged through the owner's negligence - pg. 10
 - 5.) All apartment units shall be used and occupied for residential purposes only. - pg. 10
 - 6.) Management or other person authorized by the Board may enter an apartment in an emergency. - pg. 11
 - 7.) Owner shall permit representatives to enter unit when performing installations or repairs to the mechanical or electrical services.- pg. 11
 - 8.) No owner shall install wiring for electrical or telephone installation, television antennae, machines or other air conditioning units, etc. on the exterior of the buildings or that protrudes through the walls or the roofs of the buildings, except as authorized by the Board of Administration. - pg. 12