



KNIGHTS BRIDGE ESTATES HOMEOWNERS ASSOCIATION

Rules and Regulations

REVISED AND APPROVED: MARCH 2012

The following are Rules and Regulations are designed to protect the property owners and to maintain the value and appearance of our neighborhood. Many of the rules presented are restatements and/or clarifications of rules contained in the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Knights Bridge Estates' Homeowners Association (KBE HOA). These rules are not intended to supersede the CC&Rs which act as the governing documents for Knights Bridge Estates Homeowners Association. Enforcement of these Rules and Regulations will be carried out as directed in our (CC&Rs). A copy of the CC&Rs is posted for your convenience on our neighborhood website at www.kbehoa.info

RULES AND REGULATIONS:

1. Wading pool, slip and slides, swing sets other play ground equipment can not be installed in front or side yards.
2. Due to liability issues no basket ball goals can be installed on common area property. Nor can portable goals be permitted without KBE HOA approval.
3. No devices may be installed that interfere with television signals. All antennas must be installed in an attic. Satellite dishes can not be mounted on the front fascia of any home, or with in first 10 feet of the front side of a home to keep it from public view. (See Article 6.6 (m) of CC&Rs)
4. As per Texas laws and ordinances, roof solar panels may be installed after approval from ARC committee and have no glare reflected to neighbors homes or properties.
5. All signs must be in compliance with city codes and ordinances. Examples of compliant signs are: school support, political, temporary contractor, security signs. (See Article 6.6 (s) of CC&Rs)
6. Any inoperable vehicle must be stored wholly in the owner's garage. Inoperable is defined as one or more of the following: expired registration, expired inspection sticker, non running motor, flat tires or no tires. Working on vehicles must be done on owner's driveway.
7. No livestock, exotic reptiles, pigs, bees, and or poultry shall be bred or kept in any home or yard in accordance with City of Richardson rules. (See Article 6.6 (g) of CC&Rs)
8. All dogs and cats when outside the home shall be on a leash. Owners are responsible for cleaning up after their pets. Fines will be enacted and enforced according to City of Richardson codes.
9. Any damage or litter by a homeowner or family members or guests of a homeowner to the common area shall be repaired at the expense of the homeowner.
10. Plans and specifications must be submitted for architectural review and approval at least thirty (30) days prior to the commencement of any construction or modification to property. The following shall be submitted for approval: a site plan showing the entire lot with existing improvements, the floor plan and elevations of all faces of the proposed structures; and a description of all exterior construction materials. (See Article 5 of CC&Rs)
11. Lawns and landscaping must be maintained, weed free and edged. Trees must be trimmed with a 7' clearance on driveways and sidewalks, and 14' on city streets and alleys. Any landscaping maintenance costs incurred by the HOA to bring a property into compliance will be assessed to the homeowner. (See Article 6.16 (a) of CC&Rs)

12. When painting the exterior of your home, it is necessary to obtain approval from the ARC when a color/shade change is planned. (See Article 6.16 (a) of CC&Rs)
13. The fences belong to the homeowner and must be maintained by the homeowner. Stains must be approved the Architectural Review Committee (ARC) and signed off by the Board of Directors. No fence shall exceed 8' in height and no railings showing to the common area. All new fences must be installed in a manner that the poles and stringers are not visible in the common area (alley of the association or Public Street. The common term for this is called "an installation with the 'good' neighbor side facing out" The fence slats shall be installed vertically looking from the outside (public view) with no horizontal slats. Fence lines may not be moved. Fences shall be constructed of cedar or white wood. Any other material must be approved by the ARC. Damage to a neighbor's property (trees, shrubs, dirt piles, dead grass, etc.) during fence repair or replacement must be resolved between neighbors. (See Article 6.6 (o) and 6.11 of CC&Rs)
14. All outbuildings shall correspond in style and architecture to the residence to which it appertains.
15. Boats, campers and other recreation vehicles may be stored if they are proper concealed by a fence and cannot be viewed from the front of the home. A recreational vehicle is described as: Sports Vehicle, Tent/Camper Vehicles, Motorized vehicles with permanent beds, restroom or kitchen facilities, any travel vehicle in excess of 21 feet, any house type trailer. (See Article 6.6 (b) of CC&Rs)
16. Trash and garbage collection shall be per city instructions. No trash or garbage shall be allowed to accumulate in any area. Trash bags should not be put out any earlier than the evening prior to pick up and should be hidden from view on non-trash collection days. (See Article 6.6 (h) of CC&Rs)
17. Except for delivery, no commercial vehicles other than passenger cars or light duty pick up trucks may be parked in driveways or on public streets in KBE. Light duty trucks are below one ton capacity. No trucks with logos shall be permitted to park overnight on the streets or driveways. (See Article 6.6 (d) of CC&Rs)
18. Any major landscaping changes must have a plan submitted to the ACC and approval prior to planting. Examples include but not limited to: keystone walls, bricks, retaining walls, irrigation changes. (See Article 6.6 (a) and (r) of CC&Rs)
19. There are grandfathered exemptions that are recorded for specific Knightsbridge Homeowners that include but are not limited to existing carports, playground equipment, outside fence posts in alleys, tool sheds, etc., on file with KBE HOA and Junction Property. ARC requests submitted are subject to the existing CC&Rs and Rules and Regulations with the HOA. All requests must be reviewed by the Architectural Review Committee and approved by the Board of Directors. Failure to obtain the proper ARC approval constitutes noncompliance and can result in a penalty being assessed to the homeowner and/or the requirement to return the property to its original condition at the homeowner's expense. (See Article 5 of CC&Rs)

USE OF COMMON AREA

For purposes of the rules and regulations regarding use of common areas, see Article 1.2 of CC&Rs for definition of common areas within Knights Bridge Estates.

1. No open fires are permitted in the common area.
2. No glass containers or alcoholic beverages of any kind are permitted in the common areas.
3. Picnics are permitted by residents in the common areas but residents are required to keep the area clean disposing of all debris.
4. Children are to be supervised by an adult while in the common areas.
5. All visitors to the common area must be accompanied by a resident of Knights Bridge Estates.
6. No vehicles are allowed in the common area except for service and maintenance vehicles.

7. All plants, trees and other property in th common area shall not be disturbed or damaged.
8. No dumping of trash or any other debris is allowed in the common areas for any reason.
9. Quiet hours shall be observed from the hours of 10PM to 8AM in the common areas in respect of the homes adjacent to these areas.
10. No offensive behavior or language shall be allowed in or upon any of the common areas, nor shall anything be done which may be or become a nuisance to anyone or any resident of Knights Bridge Estates or their guests. In this matter, the Board of Directors, as the elected governing body of this Association, in its sole and absolute discretion, retains the right to determine what constitutes offensive behavior, offensive language or nuisance with judgment from the Board considered final.

ADMINISTRATIVE:

1. Assessment of fines and/or penalties for non-compliance with KBE HOA CC&Rs and Rules and Regulations will be enforced based on existing Knights Bridge Estates Homeowners Association Fining Policies.

RESPONSIBLE PARTIES:

Fines will be assessed against the Knights Bridge Estates Association member/resident. Each Association member/resident is strictly liable for their tenant's violations of these Rules and Regulations.

APPLICATION OF PAYMENTS:

All payments received by the Association from fines levied for noncompliance shall be applied to the general funds of the Association.

2. The Board of Directors may change or amend the Rules and Regulations per Article 2.2 (iii) of CC&Rs; authority to make rules governing the use of common area space.