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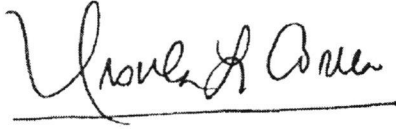
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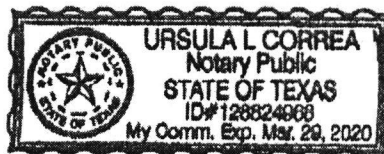
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NOTE: PLEASE DIRECT ANY QUESTIONS OR CONCERNS ABOUT THE RULES AND REGULATIONS TO THE PROPERTY MANAGEMENT COMPANY. THANK YOU.


2/8/19
Ken Murray


2/8/19
Ursula L. Correa



My Commission expires 3/29/2020

THUNDERBIRD SUTTON PLACE HOMEOWNER ASSOCIATION PAYMENT POLICY

The Thunderbird Sutton Place Townhome Association has monthly assessment fees (dues) that are to be paid no later than the 1st day of each month. A late fee of \$50.00 will be assessed to the individual owner's account if payment is not made in full by the 10th day of each month.

Any past due fees of sixty (60) days or more will be turned over to the association attorney for processing of a demand letter at the delinquent owner's expense.

A notice will be sent out to inform the homeowner of their infraction and will have 30 days to bring their status up to date. After 30 days of a delinquent account, access to the pool, laundry room and party room will be denied, and the designated pass cards will be deactivated until all fees are brought current.

Any past due fees ninety (90) days or more will generate a lien to be filed against the homeowner's property at the delinquent owner's expense and will not be released until such time as all past due fees are brought current and remain current.

Any and all fees incurred for the collection and processing of delinquent accounts will be at the cost of the delinquent owner.

THUNDERBIRD SUTTON PLACE

POOL AREA AND POOL RULES

PERSONS ENTERING THE POOL
ENTER AT THEIR OWN RISK.

Swimming pool hours are 9:00 A.M. to 11:00 P.M.

The telephone located at the pool area is for **emergency use only** and is not for regular use.

Swimming pool facility use is for residents and their house guests. Only four (**4**) guest per unit are allowed at any time and **MUST** be accompanied by their host. Residents are responsible for the conduct of their guests.

Lap swimming 9:00 to 10:00 A.M.

No glass containers are allowed at any time inside the swimming pool or the swimming pool area. Strict Fine policy will be enforced. (see fine policy attached)

No beverages are permitted inside the swimming pool or at the edge of the swimming pool at any time.

Conventional swimwear is required. Jeans, cut-offs, t-shirts etc. are prohibited. Fibers from certain fabrics will detach and clog the swimming pool filters.

Children 14 and under must be accompanied by a resident adult. No unsupervised children can be left unattended at any time.

No running allowed on deck.

Radios, laptops or other devices **MUST** be battery operated if kept inside of the swimming pool area and **MUST** be kept at a respectable volume level. Swimmers using the swimming pool after 9:00 P.M. are required to keep the noise level to a minimum.

Pets are not permitted in the swimming pool or swimming pool area at any time.

Tanning products must be rinsed off in the swimming pool area shower before entering the swimming pool.

The swimming pool facilities are not to be used simultaneously with the clubhouse facilities. Arrangements will need to be made and approved by the Board of Directors if both the clubhouse along with the swimming pool are to be used.

Upon leaving the swimming pool area make sure you have collected all personal items, picked up any trash, returned any furnishings to their designated location and close any open umbrellas.

Make sure the gate locks after you leave.

Swimming pool opening and closing season dates are determined by the board of directors and property manager each year.

THUNDERBIRD SUTTON PLACE **CLUBHOUSE/PARTY ROOM AGREEMENT**

Clubhouse/party room rental is available to the Thunderbird Sutton Place residents in good standing.

Reservations must be made by the homeowner/tenant with the property management office and must be present at the function. Homeowner/tenant is responsible for the conduct/actions of their guests.

A one hundred-dollar (\$100.00) deposit must be paid to the property management company before the function is held. This deposit will be returned according to the condition the party room is returned in, following an inspection.

Homeowner is responsible for planning arrangements with property management for pickup and delivery of the clubhouse key.

The clubhouse may not be used simultaneously with the swimming pool unless prior arrangements have been made and approved with property management and the board of directors.

The clubhouse must be cleaned (tables, chairs, fireplace, floor and restroom) by noon of the day following your event. All trash must be removed completely along with personal items (music devices, bowls, trays etc.).

Any cleaning left undone may cause forfeiture of your deposit.
Any damages found will be billed to the homeowner in addition to
any deposit forfeiture.

Party must end by 1:00 A.M.

Noise level must be kept to a minimum and cannot disturb the
community residents.

Homeowner/resident must ensure vehicles of nonresidents party
guests park in designated guest spaces.

THUNDERBIRD SUTTON PLACE

PET POLICY/DOG PARK RULES

PET POLICY:

Pets are not allowed in the swimming pool area

All pets must always be kept on a secure leash (city code title 7.08.010)

Pet owner/caretakers must immediately remove pet feces from the common areas/grounds and properly dispose of it. (city code Title 7.08.010) Strict fine policy will be enforced. (see fine policies attached)

All pets must be kept inside the homeowner's private property unless the pet is under direct supervision.

Frequent or long continued noise by a pet is considered a public nuisance and a violation of covenants and bylaws of the Thunderbird Sutton Place Townhomes Association.

All pets residing at thunderbird Sutton Place Townhomes must have current registration and vaccinations and annual proof must be available upon request.

No Pets over 20 pounds allowed on the premises at any time.

Animal control may be called at any time to remove an animal not under the supervision and restraint of the owner when in the common areas.

A fine may be levied, per the fine policy, to any owner that does not adhere to this pet policy.

If pet is service certified, a copy of the certification must be kept on file by property management. (90 days' notice will be granted to the pet owner to provide service certification).

Any pet over 20 pounds without a service certification will incur a monthly fee of \$500.00 per month for the first 3 months. In case the homeowner fails to present proper certification after the 3-month grace period, the pet will have to be removed from the Thunderbird Sutton Place property.

DOG PARK RULES:

USE THE PARK AT YOUR OWN RISK

Owners are always legally responsible for the behavior of their dog(s).

Dogs must be leashed while entering and exiting the dog park.

Dog waste must be cleaned up by their owners IMMEDIATELY.

Owners must be within the dog park and supervising their dog with leash readily available.

Dog handlers must be at least 16 years of age.

Children under 14 must always be accompanied by an adult and supervised.

Aggressive dogs must be removed immediately.

Dogs should be under voice control.

Human and dog food treats are prohibited.

Dogs in heat/sick dogs must not enter the park.

Puppies under 4 months are not allowed.

THUNDERBIRD SUTTON PLACE

PARKING POLICY

Parking spaces are part of the common area and are supervised by management through the board of directors.

Each unit has been assigned one permanent parking space, this permanent parking space will stay with the same unit upon its sale. If an extra space had previously been assigned, it will revert to the association parking pool.

Extra parking spaces may be requested by homeowners only and will be assigned and approved by management and the board of directors.

Any additional parking spaces, if available, will incur a fee of \$10.00 per month

THUNDERBIRD SUTTON PLACE

FINE POLICY

Pursuant to paragraphs 6.1 of the association bylaws and pursuant to paragraphs 7.1 and 7.6 of the Association Condominium Declarations of Covenants, Conditions and Restrictions, the board of director has established and enacted a fining policy to assist in the of the Association's rules and regulations. See the fines assessment attached hereto.

Any member receiving a violation notice under this fining policy may request to be heard by the board of directors regarding the violation and/or fine assessed no later than 30 days from the notification of the violation and/or fine. The request to be heard should be made to the association's Property Management Company. The requesting member will receive advance notice of the date and time the board will be available to hear the member and consider his/her position. After hearing the member, the board will take the matter under consideration and will decide whether to uphold or withdraw the notice of violation and/or fine assessed. The member will be notified in writing.

Failure to pay an assessed fine shall be treated as a failure to pay an assessment and the board may elect to declare a delinquency and default and may seek to collect by enforcing its rights and remedies as provided for in the covenants, conditions and restrictions.

The Thunderbird Sutton Place Townhomes Board of Directors has enacted a fining system to be applied to owners that are in violation of the declarations of restrictive covenants and/or rules and regulations. Owners must note that if a tenant/resident is the cause of the violation, the owner is still the fined party, as the owner is held responsible for the conduct of his/her tenant/resident.

FIRST OFFENSE: If a violation has been noted by a member of the board or has been submitted in writing by another member of the association:

- *A first letter of warning noting the violation will be sent to the offending party. (if the offending party is a tenant/resident), the homeowner and the tenant/resident will be notified.*
- *A fine up to five hundred dollars (\$500.00) will be assessed to the unit owner depending on the gravity of the violation.*

SECOND OFFENSE: If the violation does not cease and a second warning is required for the same violation, a fine up to one thousand dollars (\$1,000.00) will be attached to a letter and assessed to the unit owner depending on the gravity of the violation.

THIRD OFFENSE: A third warning for the same violation will result in a fine not to exceed one thousand five hundred dollars (\$1,500.00) and a written notice from the association's attorney. Any attorney fees or costs to pursue legal action will be assessed back to the homeowner.

THUNDERBIRD SUTTON PLACE

ARCHITECTURAL SPECIFICATIONS

To create community cohesiveness, please note that any modifications and alterations to anything on any area of the exterior of your unit that is in the public's view, must be approved by the board of directors prior to proceeding.

The following colors have been approved for all grillwork:

- *Grillwork or wrought iron work on single hung front doors as well as doors leading to the upstairs flats will be **WHITE***
- *All other grillwork or wrought iron work will be **BLACK***

All regulation front doors will be white and maintained by the association.

Window screens and screens on front sliding glass doors (upstairs and downstairs) and screen doors on patios will be maintained by the homeowner.

Sombras must comply with the attached design and plans must be submitted to the board of directors for final approval before construction begins.

Due to the possibility of structural repairs to the cement flooring on balconies, any flooring must be of a material that can be removed easily. Because balconies are considered

limited common area, any alterations or additions must have prior approval from the board.

All mailboxes will be brass or silver (aluminum) and should not be replaced with a personal design.

The association will install brass numbers for all units on the front of each unit. Placing numbers at the rear entries is an option to the owner but they must also be the brass style that matches the front.

Items that must be approved by the Board of Directors are included but not limited to the following:

1. Skylights
2. Front doors
3. Windows
4. Patio doors
5. Alarm systems with exterior apparatus
6. Light fixtures
7. Awnings
8. Any items placed on the exterior of your unit that is exposed to the public view, i.e., furnishings, umbrellas, etc.

Placing any new signs or identification, or alternating any which currently exists, is strictly prohibited

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04/08/2019 04:14 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$78.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



Delia Briones

EL PASO COUNTY, TEXAS