

## Water

1. The water shall not be left running in any unit for an unreasonable or unnecessary length of time.
2. The commodes and other water apparatus shall not be used for any purpose other than that for which they are constructed. No sweeping, rubbish, rags, paper, ashes or other substances shall be thrown therein. Every owner shall be responsible for the damage to units caused by overflow from drains or plumbing due to neglect or misuse.
3. To prevent water damage to their own or adjoining units, owners should close windows securely when leaving the building. When the resident is absent from the unit during the heating season, the thermostats shall be placed at a minimum of 55° F to avoid freezing of pipes and resulting damage.



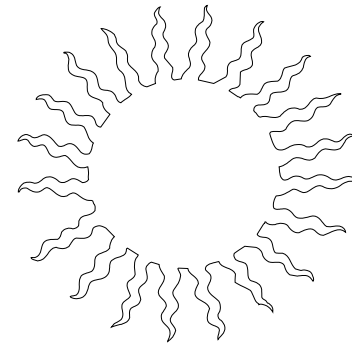
## Laundry Facilities

1. In consideration of other residents, common laundry facilities should be used only from 8 a.m. to 10 p.m.
2. Equipment failure or malfunction should be reported to the phone number posted in the laundry room to ensure prompt repair of the equipment.

## Miscellaneous

All rules and regulations will be enforced under Article IX, Section 9.1 of the Declaration. Any discrepancies pertaining to these Rules and Regulations will be settled in accordance with the Declaration as interpreted by the Board of Directors.

# Sierra Del Sol Condominiums



## Rules and Regulations Revised March. 1, 2019

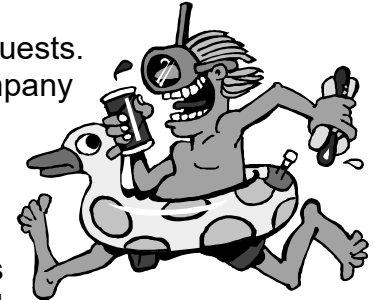
**6201 Escondido  
El Paso, Texas 79912**

## General Rules

1. The owner is responsible for the proper conduct of family members, their guests and their tenants and is to make certain that they understand and observe all rules and regulations.
2. All sidewalks, driveways, entrances, stairwells, halls and passageways, which are General Common Elements or Limited Common Elements, shall not be obstructed or used by any owner or resident for any other purpose than access to and from the units.
3. No resident shall place their personal property in the common areas, with the exception of articles of personal property that are common property of all of the unit owners.
4. Residents, members of their families and guests shall not use sidewalks, driveways, entrances and passageways as a play area or an area in which to gather or loiter.
5. No alterations or additions shall be done to the exterior building walls, the General Common Elements or the Limited Common Elements except with prior written approval of the Board of Directors.
6. Use of any Sierra Del Sol facilities will be made in such manner as to respect the rights and privileges of other residents.
7. Residents shall not use or permit to be brought into any building any flammable fluids such as gasoline, kerosene, naphtha, benzene or other explosives or other articles that are hazardous.
8. Owners and occupants shall exercise reasonable care to avoid making loud, disturbing or objectionable noises in such a manner that disturbs other residents.

## Pools and Spas

1. No glass bottles or other glass items are permitted in the pool area. Alcoholic beverages are allowed only in the pool area and shall not be allowed in any other part of the General Common Elements. All children under the age of 14 must be accompanied by an adult while using the swimming pools. Running and rough play are not allowed in the pool areas.
2. Pool hours are posted at the pools and shall be observed by all residents and their guests.
3. Spa facilities are for the exclusive use of residents over the age of 18.
4. Residents are limited to two guests. A resident must accompany guests.
5. All persons in the pool areas in swimming attire must wear a Sierra Del Sol resident or guest swim tag. All persons without a current swim tag will be asked to leave the premises by a security officer or manager.



## Private Party Facilities

Owners and tenants may rent the party room in the Main Recreation Building and the most easterly swimming pool for private parties. The owner or tenant renting the facility must be in attendance at all times during the scheduled hours of the party. The fees, rules and regulations regarding the renting of these facilities are listed on the rental reservation form.

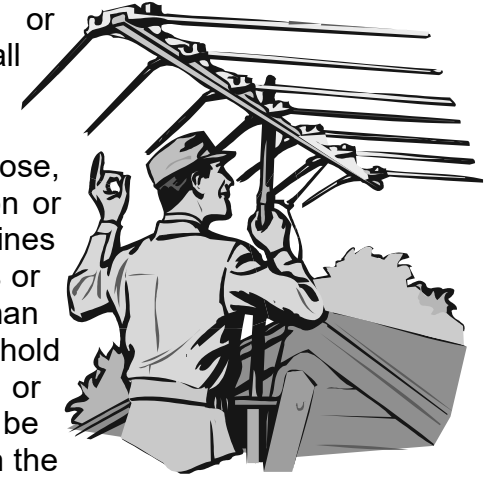
## Signs

Owners and their agents 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 property, with the exception of "open house" signs during the hours of the open house.

## Patios and Balconies

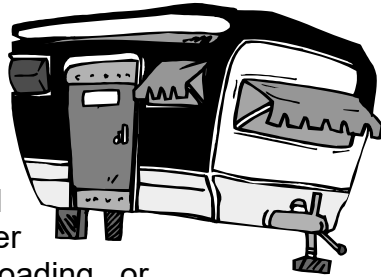
1. Hanging garments, rugs or other items from the windows, patios, balconies or any of the facades of any building is prohibited. No exterior clotheslines shall be erected and there shall be no outside laundering or drying of any garments. No rugs shall be beaten on the balconies or in the halls and no dust, rubbish or litter shall be swept from a unit into the halls or entryways.
2. No owner shall modify or permanently enclose or in any way alter the appearance of any patio or balcony without prior written approval of the Board of Directors.
3. All patios and balconies shall be kept in a clean and neat condition, free of debris and refuse.
4. Patios and balconies shall not be used for storage purposes nor shall any owner in any 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, the Board of Directors or managing agent shall give the resident notice of such act. The owner shall be required to correct the condition within five days of the date of notice. If the owner 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, as provided in the Declaration.

9. 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 the unit, on the exterior of the Project, or in such a manner that they protrude through the walls or the roof of any building. With written permission of the Board of Directors, a satellite television dish, not to exceed 22 inches in diameter, may be securely mounted on the exterior wall of a chimney. Any such installation is considered permanent and shall not be removed without permission.
10. All trash must be placed in sealed bags or containers prior to being put in an approved disposal area.
11. The Association assumes no liability for any loss or damage to articles stored in the storage areas. Any damage to Sierra Del Sol property caused by an owner, their family members, tenants or guests shall be repaired at the expense of that owner.
12. Power equipment, vehicle maintenance and workshops are not permitted on the property.
13. No more than five individuals may occupy a three-bedroom unit; no more than four individuals may occupy a two-bedroom unit; and no more than two individuals may occupy a one-bedroom unit on a permanent basis. For purposes of this paragraph, permanent occupancy is any occupancy in excess of 30 days not separated by intervals of at least six months.



## Vehicles

1. No vehicle belonging to an owner, their family, guest, tenant or employee shall be parked in such a manner as to impede passage in the parking lot or access to the units.
2. Cars, trucks and motorcycles are not to be driven on the lawns, sidewalks or in any area other than parking areas, streets or driveways.
3. No washing, repairing or lubrication of vehicles is permitted on the property.
4. No trailer, camper, mobile home, recreational vehicle, commercial vehicle, truck (other than standard-size pickup trucks), boat or similar equipment shall be permitted to remain on the property other than for the purpose of loading or unloading, except with prior written approval from the Board of Directors.
5. No inoperable, noisy, smoky, off-road, unlicensed or unregistered vehicles shall be operated, stored or maintained on the property.



## Windows

1. All draperies or drapery linings, shutters or blinds visible from the exterior of any unit shall be of a neutral, white or off-white color.
2. All windows draped should be done so with curtains or drapes. Blankets and sheets are not suitable unless converted to drapes or curtains and not simply tucked or hung over drapery rods. No window shall be covered with aluminum foil or similar material.

## Pets

1. Cats, dogs, birds, reptiles or other animals (hereafter for brevity termed "pets") shall be kept in such a manner so as not to disturb other owners or residents. Pets shall not be kept, bred or maintained for any commercial purposes. If an animal becomes obnoxious to other residents, the owner will be given a written notice by the Board of Directors to correct the problem. If the problem is not corrected, the owner will be given written notice to remove the animal from Sierra Del Sol. Residents must file a pet registration form with the Association.
2. Every owner shall assume full responsibility for personal injuries or property damage caused by their pet. Each resident must agree in writing to indemnify the Association and hold it harmless against any loss, claim or liability of any kind or character whatsoever arising from or growing out of the privilege of having a pet in any building.
3. Owners are permitted no more than two animals per unit. Pets are not allowed in swimming pool areas, spa areas, laundry rooms, offices, clubhouses, recreational facilities or other units.
4. No pet is permitted outside a unit unless on a leash and under supervision. Management has the right to pick up unleashed animals and report them to proper authorities.
5. Residents shall not permit their pets to defecate in the common areas. If animal defecation occurs on common grounds, the pet owner shall be responsible for immediate removal of the waste.
6. No pets weighing more than 30 pounds are permitted in Sierra Dell Sol.



7. No renter may maintain or acquire a new pet (dog or cat) within SDS effective March 1, 2019. Renters with pets acquired before March 1, 2019 are grandfathered in and are allowed to be maintained within SDS.

To: Sierra Del Sol (SDS) homeowners and renters

This mailing is to provide (SDS) homeowners and renters with a copy of the SDS Rules and Regulations. This pamphlet is not a complete set of rules, but covers the more common issues that seem to come up. A complete copy of the SDS Condominiums Declaration and Master Deed, Bylaws and Article of Incorporation is available at: [danaproperties.com](http://danaproperties.com) and then going to the properties section for SDS.

This publishing of the Rules and Regulation dated March 1, 2019 includes a rule that was approved by the SDS Board of Directors which prohibits renters from having any pet-- dog or cat within SDS. Renters which currently have pets will be grandfathered and their pets will be allowed. New renters will not be allowed to have pets effective March 1, 2019.

Current homeowners and renters are asked to complete the enclosed Pet Registration form and return it to the SDS Property Manager by April 15, 2019. This form will serve to document renters who currently have pets. The form will also provide the status of rabies vaccination of pets within SDS.

Your cooperation in this manner is most appreciated.

**Rule 9. No renter may maintain or acquire a new pet (dog or cat) within SDS effective March 1, 2019. Renters with pets acquired before March 1, 2019 are grandfathered in and are allowed to be maintained within SDS.**