

**RESTRICTIVE COVENANTS**  
Rules of Camelot Townhomes Association, Inc.

Attached hereto is the Camelot Handbook which includes adopted rules of Camelot Townhomes Association, Inc.. They may be amended from time to time.

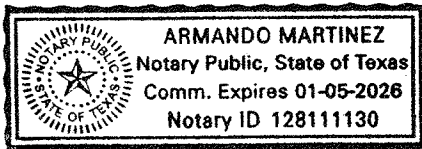
March 14, 2022.

Camelot Townhomes

By: Barbara Lewis  
Barbara Lewis, President

STATE OF TEXAS        )  
                                  )  
COUNTY OF EL PASO    )

This instrument was acknowledged before me on this 14 day of March, 2022, by Barbara Lewis, President of Camelot Townhomes a nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public in and for the  
State of Texas

# CAMELOT



TOWNHOMES

RESIDENTS

HANDBOOK

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# WELCOME TO CAMELOT!

The purpose of this booklet is to familiarize you with some of the Rules and Regulations that govern Camelot.

We hope that this will help to make your experiences at Camelot more comfortable and pleasant!

Sincerely,

Camelot Town Homes Association - Board of Directors:

President .....Barbara Lewis  
Vice-President ..... William (Bill) Maynard  
Treasurer.....Rick Gleichauf  
Secretary.....Jay Dea Brownfield  
Director.....Andi Agan  
Director.....Bob Niland  
Director.....Daniel Silva

# Camelot Information

## Property Management and Maintenance

Property Management and Maintenance supervision is provided by Hiatt, Pharr & Associates. If you have any questions, problems or need other assistance, please contact the following individual(s):

Karen Pharr	Property Manager	843-8888
Pending	Site Manager	533-6297

After hours' emergencies should be directed to 915-533-6297 or call 911.

Maintenance personnel are available to do handy-man jobs after 4:00 p.m. only. All negotiations of after hour jobs, including payments, must be handled by the homeowner/resident.

### **On Site Maintenance Personnel:**

Jose Chavarria (Jr.) Supervisor  
Luis Baeza  
Oscar Del La Cruz  
Armando Valdez  
Lorena (Lori) Gandara

### **Helpful Telephone Numbers:**

El Paso Electric Company----- 543-5970  
Watson Pest Management----- 585-1133  
Time Warner Cable----- (800) 222-5355  
AT &T----- (800) 288-2020  
El Paso Police Department----- 832-4400 (non- emergency)  
El Paso Fire Department----- 485-5600 (non-emergency)  
Emergency Calls ----- 911  
Animal Control----- 842-1000

## **CONDOMINIUM LIVING**

Condominium living is different from apartment rentals. In 1980, Camelot became a condominium property. The 203 units were sold to individuals who then became members of the Camelot Home Owner's Association. In this type of property each member owns interior surfaces declared by the Covenants.

## **CAMELOT BUILDING INFORMATION**

Camelot is built on thirty-three (33) acres of land. The construction is made up of the following: Brick veneer exterior. The walls between the units are cinder block filled with sand. The floors between the units are cement. There are firewalls located at approximately every fourth (4th) unit. There are a total of two hundred three (203) units at Camelot that includes two hundred thirty-eight thousand, six hundred one (238, 601) square feet of building space and two hundred seventeen thousand, six hundred fourteen (217, 614) square feet of living area.

The Camelot Swimming Pool affords one of the best views of the City of El Paso! Capacity -73,773 gallons Surface Area -2,044 square feet Elevation -4,245 feet above sea level. There are mailboxes located outside of each unit. Please be sure to include your unit number on all address changes.

The Camelot Rules state that we must give twenty-four (24) hours notice in the event of a water cut-off, unless an emergency water leak or flood occurs. Please contact the office so that we may distribute the appropriate notices to your neighbors. The water may not be cut off before 10:00 a.m. or on the weekend.

## **BOARD OF DIRECTORS**

The Board of Directors is elected once a year at the annual meeting held in December. Any homeowner may be nominated or may nominate himself as long as the following criteria are met:

1.) All association dues and/or other fees are current. 2.) The homeowner must be available to attend meetings and must be willing to serve.

The 1984-1985 Board of Directors voted to have each Board of Directors carry over at least three (3) Board Members in order to give the board continuity. Each board member serves a two (2) year term. Homeowners are encouraged to attend the monthly board meetings held the last Tuesday of each month in the Party Room. Board members may be contacted through the Camelot Office at 533-6297 or Hiett, Pharr & Associates Property Management Office at 760-4533.

## **COMMON AREAS**

The areas outside of all the units are referred to as "common areas". The "common areas" belong to all the homeowners. These areas include the patios, balconies, laundry rooms, backyards, stairwells, parks, pool, and tennis courts, etc. The

common areas at Camelot are for all to enjoy. They should be kept clean and neat at all times. When you use any portion of these areas, be certain to leave them in good order. Also, any alterations to either the common areas or the limited common areas (patios or balconies), must first be approved by the Board of Directors.

#### **LANDSCAPING**

A professional landscape contractor does the spraying and feeding. Our on-site maintenance crew handles the day-to-day work; therefore, no planting and no watering in the common areas by individual homeowners/residents is allowed.

#### **MAINTENANCE**

If you detect an exterior area in need of attention or repair, please report it to the Camelot Office at 533-6297 or Cushman, Wakefield/PIRES International Property Management office at 915-843-8888.

#### **SELLING OR LEASING / RENTING A UNIT**

If you are selling, leasing or renting your condominium, please advise the Camelot Office. The Owner of a rental unit must turn in a copy of all current leases or rental agreements to the Camelot Management Office and show proof by signature of the Tenant that each Tenant received a copy of the Camelot Handbook that governs Camelot Townhomes within 30-days of the lease commencement date. Proof of insurance must be reported even if the unit is vacant.

Any homeowner who leases/rents his unit relinquishes his rights and privileges and community amenities to the tenant. The homeowner must, at the time the unit is leased or rented, return his Camelot Townhomes parking sticker to the Camelot Office prior to the new tenant receiving a sticker for his vehicle. However, the homeowner will have access to his unit by signing in at the gate. The Camelot Office must receive a copy of the lease or rental agreement before a Camelot Townhomes sticker will be issued to the new resident. Lessees/ renters are required to follow the same rules as a homeowner; they will be expected to share in the effort to keep Camelot a desirable community and to respect the rights of others.

#### **LAUNDRY FACILITIES**

Two laundry facilities are located at Camelot for your convenience, one at Round Table Court and one next to the Camelot Office. All earned income from the use of the machines is paid back to the Camelot Association. The association pays the utility bills incurred by the use of the machines.

Our maintenance personnel clean them each weekday morning, but you must keep them tidy during the day and on the weekends.

## **PLEASE:**

- Clean up all spills such as detergent or softener, etc.
- Discard all trash and lint in the trash container provided.
- Use the recycling container for recyclable items.
- Clean the tops of the machines you use.
- Straighten, or put back, any books or magazines.
- Turn off the lights when you have finished your laundry.

Homeowners are responsible for the actions of their housekeepers and maids. The site manager is not responsible to provide change or give refunds.

## **OTHER INFORMATION**

Washers and dryers inside the owner's unit must be approved by the Board of Directors. Plumbing and wiring must be installed by licensed professionals and all appliances must be energy efficient.

## **PARTY ROOM**

The Party Room is available to homeowners on a reservation basis. Call the Camelot office for details and dates of availability. To reserve the party room, contact the office as early as possible to secure the date you prefer. A \$250.00 refundable deposit is required along with a signed Party Room Agreement, which can be obtained from the office.

## **RECREATIONAL AREAS**

### **BASKETBALL**

Basketball hoops and backboards are available at the park area and at the end of the Lower Point area.

### **SWIMMING POOL**

The pool at Camelot is lovely and affords one of the finest views in the City of El Paso. It is a heated pool and is for the exclusive use of Camelot homeowners or their tenants and their guests. Two guests are allowed and homeowner/resident must be present. The heated pool must not exceed 82 degrees for proper chemical balance. Complete rules are posted in the pool area and a copy of the rules, in both English and Spanish, are included at the end of this handbook.

### **TENNIS COURTS**

The tennis courts are for everyone's enjoyment. The following are a list of rules that govern the use of the tennis courts:

- a.) Only tennis shoes with white soles are permitted.
- b.) Any guest must be accompanied by a homeowner/resident.
- c.) Children under the age of (14) years must be accompanied and supervised by an



adult (18) years and older at all times.

d.) Pets are restricted from the tennis courts enclosure.

e.) No bicycles, skates, rollerblades, skateboards or other wheeled vehicles are allowed on the tennis courts.

f.) During congested periods, play is limited to two (2) sets for singles and three (3) for doubles.

g.) Courts close at 10:00 p.m. Please turn off the lights.

h.) Courts may be used for tennis only.

The magnetic key required for entrance to the tennis courts may be obtained at the office. Only homeowners may obtain this key. All lost/misplaced keys will be replaced at a cost of \$50.00. (The key for the pool will be replaced with an access card effective September 15, 2011 activated September 30, 2011.)

### **ACCESS CARD**

Any Owner/Resident that allows access to the pool and/or any other access card-controlled amenities (to include, but not limited to, the pool and laundry facilities) to anyone who does not have possession of their own access card, that Owner/Resident will have the use of their access card revoked immediately for a period of 30-days. Any Owner/Resident that has gained access to any access card-controlled amenities without an access card will not be allowed to obtain an access card for a period of 30-days from the last known infraction. This revocation and /or denial of an access card will be in addition to any fines levied as described in this Handbook.

### **INSURANCE**

The Camelot insurance only covers the common areas and exterior of the buildings. Each homeowner must purchase individual insurance and liability coverage to protect against interior damage to his own and neighboring units.

### **MAIL & DELIVERIES**

Mail is delivered to your individual mailbox. Please check your mailbox often to reduce mail damage of overcrowding deliveries. Outgoing mail may be left in the tray below your mailbox. Please be sure to give your Unit Number as part of your new address so that you do not miss any important deliveries.

### **LOCK-OUTS**

Homeowners are responsible for their own lockouts. You may leave a key in the office if you like, for emergency access during business hours. There is a secure lock-box for keys in the office.

## **ASSOCIATION DUES**

Monthly Association Dues (Maintenance Fees) are due on the first (1st) day of the month.

## **SPECIAL ASSESSMENTS**

We can have anything we want at Camelot, but we must pay for it! If the bills, during or at the end of the year, mandate that more money is required to run Camelot, a Special Assessment will be made. The Camelot Board of Directors is empowered to call for and determine the amount of this Special Assessment.

## **LATE PAYMENTS**

The Camelot Board of Directors has authorized the addition of a late charge of \$50.00 to any payment not received by the 10th of the month. If your account is delinquent the following month an additional late fee will apply. All checks or money orders should be made payable to Camelot. **CASH CAN NOT BE ACCEPTED.**

## **PLEASE PAY YOUR ASSOCIATION DUES ON TIME**

Your cooperation will ensure an adequate cash flow so our association will avoid penalties for late payments, and preclude a need for special common assessments. Any Owner 30-days delinquent will not be allowed to use the common area amenities to include the pool, party room, tennis courts, or laundry room facilities. Any Owner 60-days past due will lose their parking privileges and will not be allowed to drive their vehicle onto the Camelot property. Those Owners must park outside the property and may walk in to get to their unit. These privileges provided to the Owner will also be denied to the Tenant if the unit is rented.

## **SPEED LIMIT**

The posted speed limit at Camelot is 15 MPH throughout the community. The speed limit signs and stop signs have been posted for your safety and protection and must be observed by ALL homeowners and their guests. Pet walkers, children, joggers and elderly persons constitute hazards and deserve consideration.

**DRIVERS – PLEASE OBSERVE THE POSTED SPEED LIMIT!**

## **VEHICLES**

Homeowners/Residents will be issued Camelot stickers for their vehicles ONLY upon receipt of proof of ownership and current home and vehicle insurance. These stickers, when placed on the windshield by the site manager, will allow them to enter the community without signing in at the guard station and will identify them as Camelot residents. Owners may be charged a cleanup fee if the condition of their vehicle causes an oil stain to the parking area. Homeowners/Residents cannot wash their vehicles anywhere on property.

## **PARKING**

Each homeowner/resident at Camelot has an assigned parking space that is numbered in accordance with their condominium. These spaces should not be used for other unauthorized vehicles. There are unnumbered parking spaces available for those with multiple vehicles and/or their guests. Please avoid parking in Fire lanes, yellow striped areas and along the curbs. These are "Tow-Away" zones. Please do not block the stairs unless loading or unloading.

- Motorcycles or any other vehicles must be parked in a parking space.
- No RV's, trailers or tractor-trailers.
- Moving trucks, moving trailers and towed vehicles may be parked at Camelot for forty-eight (48) hours to allow for unloading.
- Extensive vehicle repairs are not permitted on Camelot property.
- ALL VEHICLES MUST BE IN RUNNING CONDITION.- NO WRECKS!! NO flat tires. All vehicles must have current registration and inspection stickers.
- Illegally parked vehicles will be ticketed and towed away at the owner's expense!!

## **SKATES, SKATEBOARDS, SCOOTERS AND ROLLERBLADES**

Skates, skateboards, scooters (children's toy scooter) and rollerblades are NOT ALLOWED on the Camelot property, for the safety of all residents.

## **FIRE HAZARD**

Do not flick cigarette butts, dispose of them properly. Do not leave burning candles unattended. Do not store personal items or hazardous chemicals in the water heater closets.

## **BARBEQUE GRILLING AT CAMELOT**

Please follow these guidelines when using grills:

If you are using any type of open flame cooking devices, you cannot use them on the balcony areas. NO EXCEPTIONS. Open flame cooking devices or charcoal burners can be operated within ten (10) feet away of the building wall. This is a fire code 3083.1 & 308.3.1.1 and will be enforced by the El Paso Fire Department. Violators could receive up to a \$2,000 fine.

## **PATIOS, BALCONIES AND ENTRY AREA**

*No grilling is allowed on the balconies. Big Fire Hazard!*

Patios, balconies and entry areas are to be kept neat and clean at all times.

These are not storage areas. These areas should house only patio furniture, plants, etc. Please place water catchers under your potted plants so the water does not run off the patio. Laundry, rugs, brooms, mops, towels, cleaning equipment, bicycles, exercise equipment, boxes, trash, pet equipment are some examples of items; none of these are acceptable. Your neighbors, or their guests, should not be subjected to this sort of "view".

Camelot is such a lovely place to be and live in. Help keep it that way.

## **TRASH AND RECYCLING DUMPSTERS**

Dumpsters are placed in various locations throughout Camelot. As they are in full view of everyone, coming or going, you are asked to do your part in keeping the grounds as neat and clean as possible by observing the following guidelines:

- 1.) Trash should be secured in bags and tied.
- 2.) All cardboard containers should be flattened before they are deposited in the recycling dumpster.
- 3.) No trash of any type should be left outside the dumpster.
- 4.) Hired contractors must remove any remodeling debris from the community and not dispose of it in the Camelot dumpsters.
- 5.) Under no circumstance should oil cans, paint cans or any other type of chemical or hazardous waste be disposed of on Camelot property or dumped in the dumpsters, as liquid has a tendency to leak out onto the sidewalk. Trash pick-up is scheduled for Mondays and Fridays. The recycling pick-up is scheduled for Thursdays.

## **SOLICITATIONS**

No door-to-door solicitations are allowed at Camelot. No solicitors of any kind to include soliciting by homeowners, vendors, residents or their guests.

## **NOISE**

Every resident of Camelot must be cognizant of his or her neighbor – which means not disturbing the quality of life of another person living close by. Please remember...

- 1.) All stereos, televisions and radios should be kept at a moderate volume.

- 2.) Keep your voice low in the entrances and stairwells
- 3.) Be aware of slamming doors. If you are being disturbed, please contact the guard on duty with the specific details so that they can call the unit that is in violation. Anonymous calls will not be accepted.
- 4.) Noise must be kept to a minimum between 10:00 p.m. and 8:00 a.m..

### **PETS**

There are many pets residing with their owners at Camelot. The Camelot policy regarding pets is as follows:

- 1.) One pet per unit unless the board has given approval for the second pet.
- 2.) The pet (s) must be spayed or neutered with current vaccinations.
- 3.) The declarations state that pets are prohibited from running loose anywhere on the community.
- 4.) Pet owners are responsible for cleaning up after their pets. Pooper Scoopers and trash-cans are located in the park area for your convenience.
- 5.) At no time are pets allowed in the pool area, the tennis courts, or the laundry rooms.
- 6.) Pets must not be walked in the shrubberies or allowed to urinate on the buildings.
- 7.) Owners are responsible for seeing that their pets do not create a nuisance; this includes prolonged barking. These rules are for the protection of the health, comfort, and convenience of all homeowners. Your cooperation will be appreciated.

*See full details on the Camelot Pet Rules & Regulations form.*

### **PENALTY (FINE) POLICY FOR RULE/COVENANT VIOLATIONS**

The Board of Directors of Camelot Townhomes Association, Inc. enacted a fine policy as of August 2006, The policy is in place to enforce the rules, regulations and covenants that govern the Camelot community. The penalty process is as follows:

- 1.) If a violation has been reported to the Board of Directors for any rule or covenant infraction, the owner or resident (if applies) will be notified of the infraction and ordered to discontinue the violation.

2.) If a second notice is given of the infraction, the Board of Directors will hold a hearing with the owner and/or resident (if applies) to be held within 30 days after the second notice is served. At this hearing the owner and/or resident (if applies) must state their case on the cause of the infraction and the Board will determine if a fine will be assessed for the violation.

3.) The fines will start at \$100.00 and additional fines of \$100.00 can added if the violation continues. The Owner will be responsible for all fines assessed and any other fees incurred to pursue the remedy of the violation.

### **ARCHITECTURAL CHANGES**

Any changes to the exterior of your unit, including doors, balconies, patios, windows, installation of satellites, and the roofs are subject to the approval of the Camelot Board of Directors. Your request for approval must be in writing and should be accompanied by an explanation of the change and a sketch, if possible.

**Interior remodeling** of your condo that is not structural in nature is at your discretion.

### **APPROVAL MUST BE OBTAINED BEFORE WORK CAN BEGIN.**

**Before you begin remodeling your new Camelot condo, please familiarize yourself with the following guidelines.**

Camelot encourages owners to update and remodel their homes. Check with the office about suppliers. Also, Camelot has negotiated excellent prices and does group buys to reduce costs. We have also developed a set of standards to help guide you and your contractor in your renovation project in a manner consistent to the standard look and style of the property. Please be considerate of your neighbors regarding sounds, lighting, and appearance.

### **SOUND**

Use sound deadening materials. Using hardwood and tile floors in upstairs units creates an increased noise downstairs. Use carpet, floor rugs, cork and mats to reduce sound.

### **CAMELOT ARCHITECTURAL STANDARDS**

**WINDOWS AND SLIDING GLASS DOORS** - Dark Bronze Color to match the brown color of the wood and brick. Check with the office about suppliers. Camelot has negotiated excellent prices and does group buys to reduce costs. The new windows are double pane, low-e glass and greatly enhance appearance, reduce noise, dust and cooling bills. By all means consider replacing your windows and doors. No French

doors are approved for use.

**AIR CONDITIONERS – REFRIGERATED** – 13 SEER or above rooftop package units are allowed and evaporative units are NOT allowed. Check with the office about suppliers and group buys to reduce costs.

**FRONT DOORS** – Camelot antique finish with Resin opaque insert. Check with office on vendors that can provide the refinishing or replacement door service.

**BACK YARDS-PORCHES-PATIOS** - Are Camelot limited common areas. Any changes to these areas such as landscaping or tiling should be submitted in writing with a plan to the Board of Directors for approval. Drainage and water usage should be addressed. These areas must be kept clean and uncluttered and not used for storage of unwanted items. Indoor house furniture is not allowed. Examples: kitchen tables and chairs, sofas, futons are not allowed.

### **SECURITY**

The Board of Directors of Camelot Town homes, Inc., has approved the following regulations concerning security at Camelot. As the twenty-four (24) hour security is one of Camelot's most desirable amenities, the Board of Directors considers the understanding of and compliance with these security regulations and procedures to be of the highest priority. They request the total cooperation of the homeowners and residents. Homeowners/residents are asked to call the office during business hours instead of the guard on duty.

The security personnel will enforce the policies enacted by the board with courtesy, dependability, authority, discretion, precision and loyalty. It is expected that the homeowners/residents will respond to the security guards with courtesy and will not argue, intimidate, dispute or otherwise harass the security guards in their enforcement of Camelot policies. If a problem arises with an individual guard on duty, please report it to the manager's office at 533-6297 or Hiett, Pharr & Associates at 760-4533, so that an investigation may be conducted concerning the problem.

### **SECURITY POLICY**

The policy is organized in three (3) categories:

- 1.) Management's responsibility
- 2.) Homeowner's/resident's responsibility
- 3.) Security guard's responsibility

The following define the responsibility of these three (3) categories:

## **MANAGEMENT'S RESPONSIBILITY**

- Maintain a current file and provide the guard house with resident's "2" person list of names of people to have access to Camelot grounds at anytime.
- Maintain and provide guard house a separate list of people absent for more than twenty-four (24) hours, such as vacations, etc.
- Maintain and provide guard house a list of people allowed to enter the community while resident is away for more than twenty-four (24) hours.
- Check with guards at least daily to give special instructions regarding Camelot procedures.
- Enforce parking policy (residents in correct parking place and guests in Guest Parking). Vehicles parked inappropriately are subject to being towed at the owner's expense.

## **HOMEOWNER/RESIDENT'S RESPONSIBILITY**

- Provide office with a list of names, two (2) maximum, of people you want to have access to Camelot grounds at any time.
- Notify the office, in advance, when you will be absent for twenty-four (24) hours or more. This notice must be in writing.
- Notify the office if someone is coming to feed animals, water plants, etc., while you are away. This notice must be in writing.
- Notify office, in writing, if you are expecting guests, work crews, etc., for more than one (1) day, so that they will not be held up at the gate.
- Maintain a current Camelot sticker, Texas Safety Inspection sticker and current license plates on your vehicle.
- Inform the guard on duty directly at 533-2652, when you are expecting guests within twenty-four (24) hours. This would include dinner guests that day, one-time visitors, pizza delivery, carpet cleaners, repairmen, etc.
- It is the resident's responsibility to provide management with all of the necessary information.
- Give name, unit number and nature of the problem to the guard on duty if emergency conditions occur to require guard notification. The guard on duty will not respond to an anonymous call.
- Residents and non-residents who park in "No Parking", "Tow-Away" "Loading" zones, along the curb or in numbered spaces not specifically assigned to them are subject to being towed at the owner's expense. The office will enforce this policy.
- Those breaking entrance or exit gates will be billed for the repairs.
- Do not ask the guard on duty to take personal messages, be responsible for keys or to sign or receive packages.
- When Camelot is no longer going to be your address, Camelot vehicle stickers must be removed from your windshield and returned to the office.



## SECURITY GUARD'S RESPONSIBILITY

- Allow all visitors on the resident's "2 person" list plus other authorized persons (previously requested by the resident) to enter the community as efficiently as possible.
- Should call the individual unit owner/resident, before admitting anyone, regardless of the time of day for verification. EXCEPTIONS: Law enforcement officers, Emergency vehicles, UPS, Federal Express, Post Office personnel or real estate agents with proper identification. All vehicles without current license plates of registration or inspection stickers will be denied entry.
- Record signature, time, destination and license plate number of all individuals, vendors, delivery personnel, visitors, etc., who do not have a Camelot sticker and to include all foot traffic.
- Request unauthorized vehicles to pull to one side in situations involving a long line so that authorized vehicles may enter.
- Check with management at least daily for special instructions regarding security.
- Remind all authorized vehicle drivers that the speed limit is 15MPH. "Please observe our speed limit".
- Investigate any call for help when caller gives name, unit number and nature of call; make a report. There will be no response to anonymous calls and all calls will be kept confidential.
- Remain at gate unless called out on a serious emergency.
- Advise all guests where to park while on Camelot grounds.
- Complete all reports before being relieved from duty.
- Keep guard station clean at all times.
- Guard on the 2100 – 0600 shifts must call base every two (2) hours to check-in (not on the hour).

## SWIMMING POOL RULES

1. All persons entering the pool area do so at their own risk!

### NO LIFE GUARD ON DUTY

2. Children under age 14 shall not use the pool without being accompanied by an adult resident, age eighteen (18) years or older.

3. Homeowners are limited to two (2) guests at any one time, per household NO EXCEPTIONS!

4. All guests must be accompanied at the swimming pool, by an adult resident (18 years of age or older), who will be responsible for the conduct of their guests.

5. No scooters, bikes, rollerblades or skateboards are allowed in the pool area.

6. No pool parties are permitted. The perimeter area only may be used and courtesy toward the other residents using the area is appreciated.

7. **NO FOOD and NO SMOKING** in the pool area. **NO GLASS OF ANY KIND.**

8. Only swimwear allowed in the pool. No cut-offs, t-shirts, or diapers.

9. During heavy use times inflatable toys are not allowed.

10. Deposit all trash in trash containers.

11. NO RUNNING ALLOWED. Noise must be kept at a low level so that the sound does not carry beyond the pool area.

12. **NO PETS ALLOWED** in the pool area at any time.

13. Dispose of your trash outside the pool in the dumpster.

**POOL HOURS: 9:00 a.m. to 10:00 p.m. daily**

The pool is closed half-day on Monday for cleaning & 24-hours if pool requires additional chemicals-A notice will be posted on the gate.

## REGLAS DE LA ALBERCA

- 1. Toda persona que entre la area de la alberca lo hace bajo su propio riesgo. NO HAY SALVAVIDAS.**
- 2. Los niños menores de 14 anos no deben de entrar a la alberca si no están acompañados por un residente adulto. Un adulto, de o mayor dieciocho (18) años.**
- 3. Los visitantes en la alberca estan limitados a dos (2), por hogar No hay excepciones!**
- 4. Todos los visitants deberan ser acompañados por un residente (adulto), el cual sera responsable por su conducta.**
- 5. Las patinetas, bicicletas o patines no están permitidos en el area de la alberca.**
- 6. No se permiten fiestas en la alberca. El perimetro exterior se puede usar para este fin.**
- 7. No se permiten alimentos en el area de la alberca. No se permiten recipientes de vidrio, solo vasos y envases de plástico.**
- 8. No Fumar**
- 9. Usar traje de bano únicamente, no usar camisetas o shorts, no panales.**
- 10. En horas de alta afluencia en la alberca, no deben usarse articulos inflables.**
- 11. Favor de depositar la basura en los contenedores.**
- 12. No se permite correr dentro del area de la alberca. Mantener el ruido lo más bajo posible, para que no se escuche fuera del area de la alberca.**
- 13. No se permiten animales domésticos en el área de la alberca.**

**HORAS DE ALBERCA: 9:00 a.m. – 10:00 p.m. – DIARIAMENTE  
CERRADO LOS LUNES – MEDIO DÍA**

**LA ALBERCA ESTARA CERRADA MEDIO DIA LOS DIAS LUNES PARA LIMPIEZA.  
LA ALBERCA ESTARA CERRADA POR 24 HORAS EN CASO DE QUE SEA NECESARIO  
AGREGAR MAS PRODUCTOS QUIMICOS AL AGUA.**

# Camelot Townhomes Homeowner's Check-list

The homeowner's check-list is intended as a helpful guide of required documentation. Please read the check-list to make sure you have all the required documentation to receive your amenity access card, Camelot decal for your vehicle, and meet the community standards for pet ownership. Remember to update your documents annually and with any tenant changes. If you need assistance from the site manager about the documents required, please call (915) 533-6297.

## Document Requirements

(Check )

- Condominium Warranty Deed \_\_\_\_\_
- Homeowner's Insurance Policy \_\_\_\_\_
- Vehicle Ownership/Registration \_\_\_\_\_
- Vehicle Insurance \_\_\_\_\_
- Pet Records -Veterinarian Health Report/Breed \_\_\_\_\_
- Current Pet Vaccinations \_\_\_\_\_
- Tenant/ Resident Lease Agreement \_\_\_\_\_

## Documents to Complete at Camelot Office

- Owner/Resident Information \_\_\_\_\_
- Amenity Access Card \_\_\_\_\_
- Permanent Guest List \_\_\_\_\_

Your vehicle must be present for the on-site manager to place the Camelot decal on the interior windshield. The documents for the office require detail information to include phone numbers, email address, pet, work, and vehicle information and an emergency contact, such as a family member or friend. A valid identification card is shown to the site manager and documented on office files.

## Additional Forms *(if necessary)*

- Pet Rules and Regulations \_\_\_\_\_
- Community Map \_\_\_\_\_
- Camelot Handbook / By-Laws / Covenants \_\_\_\_\_

Doc # 20220027056  
#Pages 20 #NFPages 1  
03/22/2022 04:51 PM  
Filed & Recorded in  
Official Records of  
El Paso County  
Delia Briones  
County Clerk  
Fees \$102.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped  
heron 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