

Villa Serena

Professionally Managed by:
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Rules and Regulations: (Page 13 through 20 of Declarant)

1. **Vehicles** (Page 15)

- a. No vehicle will be stored in any of the common areas.
- b. No attachment to a vehicle, such as camper shell, trailer or RV, will be stored in any common area.
- c. No vehicle will be parked park in any common area with the exception of the designated parking at the ends of each building and the center between 1-A and 5-A. Vehicles will be towed at owner's expense.
- d. No motorcycle or similar vehicle shall be operated on the property except as transportation directly to and from an outside trip.
- e. There is no on-site visitor parking. Only residents will use non-designated parking.

2. **Maintenance** (Pages 19 through 20)

- a. Each owner is responsible for maintaining their own yard in a neat manner, free of weeds and trash.
- b. Each owner is responsible for broken windows and torn screens, which will be repaired immediately.
- c. Each owner is responsible for their heating and cooling systems.
- d. No exterior alterations can be made without Board approval and in conformance with the Villa Serena Declaration.
- e. Each owner is responsible for any animal waste in his yard and the common area caused from their pet.

3. **General Owner Restrictions** (Pages 13 through 17)

- a. No waste material or garbage is permitted in the yard areas.
- b. No sign of any kind shall be displayed from any yard or building without the consent of the Board.
- c. Loud noise or offensive activity is not allowed. Horn honking is prohibited.
- d. Nothing will be hung or draped on or around the balconies, such as clothes, towels or rugs.
- e. Owners may have no more than one pet per unit. However, any resident with two pets prior to Oct. 1, 1998, will be allowed to continue to have two pets but can replace only one pet after this date. Pets must weigh less 15 lbs. and must be kept in the house or yard at all times. The El Paso leash law applies to dogs and cats alike. Owners shall clean up pet waste at all

- times. Owners will not allow pet dogs to bark excessively day or night.
- f. No unit will be used for hotel/transient purposes.
 - g. Families occupying units are responsible for their children's activities. Outside areas for children's play shall be restricted to respective yards and not common areas such as driveways or sidewalks.
 - h. Washing of vehicles, including bucket washing, is prohibited.
 - i. All exterior light fixtures will use only yellow light bulbs not to exceed 60 watts.

4. Assessment Rule

- a. One month in arrears: Voting rights discontinued until account is current.
- b. Two months in arrears: Notice of water cut-off.
- c. Three months in arrears: Water cut-off and notice of lien to be filed.
- d. There will be late charge of 10 percent per annum when payment is not received by the last business day of the month.
- e. At six (6) months a lien is filed against the unit and the Board will take action to have the property foreclosed for nonpayment of assessments.

5. Owners with rental property

- a. Owners must supply the Board of Directors with renter's name immediately upon renting of unit.
- b. Owners must inform renters of all rules and regulations.
- c. Owners remain responsible for all maintenance regarding heating/cooling, mailboxes, and any property damage, private or common.
- d. Owner will pay monthly assessments of units, whether occupied or unoccupied.
- e. Board maintains the right to correct any problem that is construed as potentially damaging to the rented or unoccupied unit or surrounding units. Owner will be responsible for any costs incurred.
- f. Owners are responsible for all upkeep in units, both occupied and unoccupied, and are to inspect the property periodically to ensure care and appearance of unit.