

**RULES AND REGULATIONS
OF THE
SUTTON PLACE I TOWNHOUSES ASSOCIATION, INC.
SUTTON PLACE I TOWNHOUSES**

These Rules and Regulations are in addition to the Articles of Incorporation, Bylaws, and Condominium Declaration for Sutton Place I Townhouses, which constitute the governing documents. Violations of these Rules are subject to the enforcement regulations under the governing documents.

These Rules and Regulations do not supersede or change the Articles of Incorporation, Bylaws, or Condominium Declaration for Sutton Place I Townhouses (the "Declaration") in any manner. They do have the same status of law and enforceability.

Wherever the word "owner" or "homeowner" appears, if used in this document, it will include any and all tenants and/or occupants. All rules and regulations herein will apply to all tenants and/or occupants.

Owners shall be responsible for tenants/occupant's actions or misconduct and adherence to the Rules and Regulations of the Association. Each Homeowner shall be responsible for providing tenants with a current copy of the Association Rules and Regulations.

The monthly maintenance assessments by the Association on common property will depend, in large measure, on the care and consideration exercised by each and every Homeowner and their guests. If the maintenance costs are high and the current budget is not sufficient to meet these costs, each Homeowner's assessment will have to be increased accordingly.

Do not take your complaints directly to the Board Members. No Board Member may make a unilateral decision regarding any matter which has not been decided by a quorum of the Board Members.

All of the rules and regulations herein may be changed or added to at any time by the Association. Any consents granted hereunder may be revoked for due cause.

1. Windows and Doors

1.1 No window or door on any unit may be replaced nor can any cosmetic modifications to the exterior of any window or door on any unit be commenced, installed, or completed until detailed plans and specifications showing the nature, kind, shape, height, materials, and location of same shall have been submitted to and approved in writing as to compliance with the provisions and spirit of the Declaration and as to harmony of external design and location in relation to surrounding structures and quality of workmanship by the Architectural Review Committee ("ARC"). Homeowners may be subject to paying for removal of cosmetic changes or entire windows not approved by the ARC.

1.2 No new windows or doors or modified windows or doors can be painted in a color other than black, white, or brown. A sample of the color to be used must be

[Handwritten signature of Jose Luis Garcia]

Jose Luis Garcia, Treasurer

[Handwritten signature of Claudia Creel]

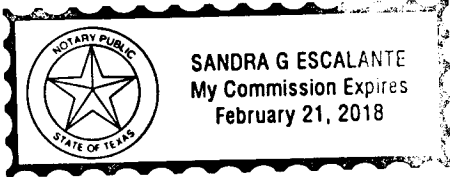
Claudia Creel, Secretary

STATE OF TEXAS §
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COUNTY OF EL PASO §

This instrument was acknowledged before me on the 28 day of March, 2017 by Nancy Dubord, President of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.

[Handwritten signature of Sandra G Escalante]

Notary Public, State of Texas

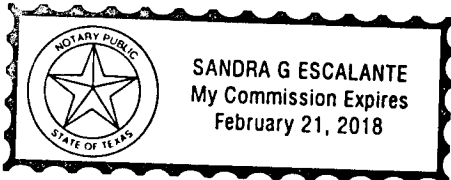


STATE OF TEXAS §
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COUNTY OF EL PASO §

This instrument was acknowledged before me on the 28 day of March, 2017 by Rene Cruz, Vice President of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.

[Handwritten signature of Sandra G Escalante]

Notary Public, State of Texas

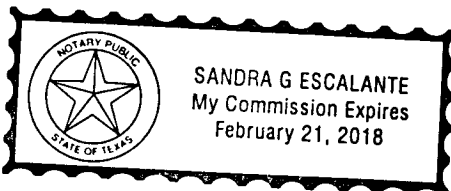


STATE OF TEXAS §
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COUNTY OF EL PASO §

This instrument was acknowledged before me on the 28 day of March, 2017 by Jose Luis Garcia, Treasurer of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.

[Handwritten signature of Sandra G Escalante]

Notary Public, State of Texas



submitted to the ARC for prior approval. Homeowners may be subject to paying for repainting of windows and/or doors if the color of the paint to be used is not pre-approved by the ARC.

2. Mailboxes

- 2.1 No mailboxes may be replaced nor can any cosmetic modifications to the exterior of any mailboxes be commenced or installed until the design and color of the replacement and/or modification has been approved in writing by the ARC. Homeowners may be subject to paying for removal of mailboxes not approved by the ARC.
- 2.2 No new mailboxes or modified mailboxes can be painted in a color other than black, white, or brown. A sample of the color to be used must be submitted to the ARC for prior approval. Homeowners may be subject to paying for repainting of mailboxes if the color of the paint to be used is not pre-approved by the ARC.

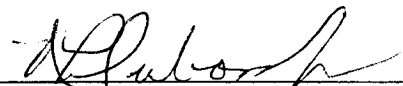
3. Miscellaneous

- 3.1 It is each Homeowner's sole responsibility to inform their tenants of all Rules and Regulations. The Homeowner is also responsible for any and all changes/modifications to windows and/or mailboxes made by their tenants.
- 3.2 All legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility of the homeowner.
- 3.3 Failure to pay the fines in the time as set forth herein may result in the filing of appropriate legal action.

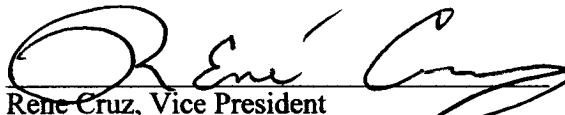
The regulations herein stated are subject to additions, modifications and amendments by the Association's Board of Directors, and any consent or approval given or required under these rules and regulations may be added to, amended, or replaced at any time by a resolution of the Board of Directors.

FAILURE TO COMPLY WITH THE RULES IN THIS SECTION, THE DECLARATION, OR ANY OTHER GOVERNING DOCUMENT OF THE SUTTON PLACE I TOWNHOUSES ASSOCIATION, INC. WILL SUBJECT THE HOMEOWNER TO A FINE FOR EACH MONTH OF NON-COMPLIANCE

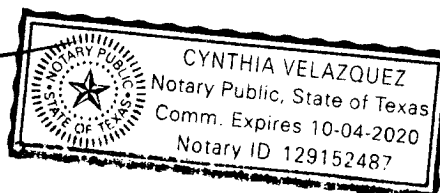
These rules and regulations have been finalized and approved on the 29 day of March, 2017 by the Sutton Place I Townhouses Association, Inc. Board of Directors.



Nancy Dubord, President

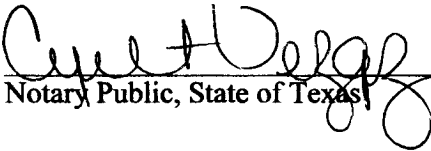


Rene Cruz, Vice President



STATE OF TEXAS §
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COUNTY OF EL PASO §

This instrument was acknowledged before me on the 29th day of March, 2017 by Claudia Creel, Secretary of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.



Notary Public, State of Texas