

7655 South Braeswood Homeowners Association General Information

Please note that this document is only a partial guide to HOA rules and resources. The most up-to-date and complete information is always available on our web site, www.7655hoa.org.

Architectural Control:

The architect who originally designed the property established the architectural character of our community. The board of directors is responsible for preserving and maintaining the architectural integrity of the property. In order to fulfill this obligation, the architectural control committee has established certain architectural control standards. Should you wish to make any changes, additions, or alterations to the exterior of your home, you must submit an architectural improvement application to JDH Association Management, who will present it to the architectural control committee for consideration. No work may begin without formal approval of this application from the committee.

Pets:

No more than two household pets are allowed per household. Animals should not be allowed to roam freely throughout the community. Dogs must be on leash at all times (this is also a City of Houston Ordinance), and under the control of a responsible person. Lillian's Law, which became effective September 1, 2007, requires all dog owners to properly secure their dogs on their property. The law provides that a dog owner can be held criminally responsible if the dog causes serious bodily injury or death, at a location other than the owner's property, in an unprovoked attack during which the owner by criminal negligence failed to secure the dog.

Owners are responsible for cleaning up after their dogs. Please be considerate of your neighbors. Pet owners must ensure that their pet does not disturb other residents through excessive noise or acts of destruction.

Trash and Recycling:

Trash collection days are Wednesdays and Saturdays. Covered trash cans should be left inside your carport, or outside your garage door on those days. There is no trash collection on Thanksgiving Day, Christmas Day or New Year's Day. Recycling is scheduled for Wednesdays.

Cable and Internet:

Through a contract with Phonoscope, the HOA provides basic digital cable TV and high speed Internet service. Your unit is cable ready and should not require any additional installation unless you need additional outlets. If you would like to upgrade your cable or need additional outlets, please contact Phonoscope directly at 713-272-4600. E-mail addresses are available through the HOA; please contact Rob Davis for more information (rob@7655hoa.org or 713-429-5821). More information about Phonoscope may be obtained at www.phonoscopecable.com.

Outside Antennas/ Satellite Dishes:

Without written approval of the board of directors, no exterior antennas or satellite dish of any sort shall be installed on any portion of the buildings or common areas. Please submit an architectural improvement application requesting permission to install any telecommunication antenna or dish to your building.

Parking and Property Restrictions:

See attached Policy Resolution: Rules and Regulations as to Vehicles and Parking.

Limited Access Gates:

The telephone entry system uses your existing telephone line to communicate with visitors at the entry gate. A visitor will simply dial the four-digit code listed next to your unit number on the resident list adjacent to the keypad. The system will then dial your telephone. After answering and identifying the caller, you may allow your visitor to enter by pressing the "5" key (for Units 1-17) and the "9" key (for Units 18-64). You must have a touch-tone phone. To link your number to the system, please contact JDH. You may also gain access through your gate transmitter (remote); each unit is provided with one transmitter. Requests for additional remotes may be submitted to JDH along with the required fee. The gate remote application form is available on our web site, www.7655hoa.org. In order to exit the property, use the gate remote, or enter the four-digit exit code at the keypad (located inside the gate). The exit code is 5567. Please give your visitors the exit code to leave the property.

Mailbox Keys and Pedestrian Keys:

Contact JDH Association Management if you need a mailbox or pedestrian key.

Pool Rules:

There is no lifeguard on duty.

1. No glass objects in pool area - only unbreakable containers permitted.
2. No pets in or around pool area.
3. No running or horseplay; no bicycles, skates or the like.
4. **Children under 12 must be accompanied by an adult at all times.**
5. No drinking, smoking, or food allowed within 4 feet of pool.
6. Pool restricted to residents and their guests; guests must be accompanied by a resident.
7. Drunkenness, loud noises, or obscene language will not be tolerated.
8. Swimmers and loungers must wear proper apparel.

Insurance:

The HOA has insured the buildings under a blanket insurance policy. Each owner is responsible for paying the insurance premium on his or her individual residence. Owners receive an invoice directly from Brady, Chapman, & Holland (our insurance agent), and payment must be made no later than March 1 of the calendar year. The schedule of fines for late payment are outlined in an accompanying document.

This policy does not include flood insurance. The Association **strongly recommends** that each owner obtain a flood insurance policy.