

**First Amendment to By-Laws of the  
1500 HOMEOWNERS ASSOCIATION, INC.**

**ASSOCIATION RULES**

Applicable to Owners, Tenants and Guests

**OWNERS, TENANTS, and GUESTS.** Our Homeowners Association has adopted the following rules to help maximize enjoyment, maintain value, and assure the continued aesthetic beauty of our community. The rules apply to all owners and their families, tenants and guests. The rules are automatically a part of each lease (even if they are not attached), and each owner is responsible for making sure his tenants have copy of the rules and follow them. You are encouraged to ask your neighbors to follow the rules.

**COMMUNICATIONS.** Owners and tenants are requested to report common area problems or hazardous conditions immediately to the Association's management representative, Paramount Realty & Management, P. O. Box 23111, Waco, Texas 76702, [1500lakeshorecondos@gmail.com](mailto:1500lakeshorecondos@gmail.com), 254-254-855-4908.

**ENFORCEMENT.** The rules will be strictly enforced. If the rules are violated by the owner or his family, tenants or guests, the owner will be responsible for corrective action, damages or fines.

1. **Security and Safety.** Owners and tenants are requested to report common area lighting problems or hazardous conditions immediately to the Association's management representative. The Association cannot and does not check exterior lighting on a daily basis. The Association generally must rely on unit owners and residents to notify the Association's management representative when lights are burned out or insufficient in some manner.
2. **Trash.** Garbage, rubbish or cuttings shall not be left or deposited, even temporarily, on any patios. All such refuse must be place in the dumpster. If the management company receives a report of trash left outside, the owner/tenant will be charged \$25 for maintenance personnel to come out and take care of the problem.
3. **Pets.** Dogs and cats must be kept on a leach when outside. Pit bulls are not allowed as pets. Used cat litter must be disposed only in the trash dumpster. Owners must keep their units in a sanitary condition and free from fleas, pet parasites and noxious odor. Condominium unit owners shall be liable for damage caused to common elements by pets of the owners or the owner's tenants or guests. Pet feeding bowls may not be left outside.

4. **Signs.** No signs of any kind may be displayed to the public view on or from any unit or common element without the prior written consent of the Board of Directors or the Association's management representative.
5. **Mailboxes.** Names on mailboxes are not allowed and may be removed by Association's management without prior notice because publicly identifying names with a particular unit increases the risk of crime for occupants of the unit. Owners are responsible for locks and keys.
6. **Nuisances.** No activity shall be conducted on the property which in the judgment of the Board of Directors might reasonably be considered as annoying to neighbors of ordinary sensibilities, or might be reasonably calculated to reduce the desirability of the property as a residential neighborhood.
7. **Children.** No children's toys may be left outside.
8. **Antennas.** No exposed exterior television antennas or satellite dishes shall be erected, placed or maintained anywhere on the property. No exposed exterior radio transmitting or receiving devices shall be erected.
9. **Water leaks and waterbeds.** An owner shall be strictly liable, regardless of fault, for any damages anywhere by water leaks from the owner's dishwashers, bathtubs, showers, commodes, sink and aquariums. Waterbeds and water furniture are absolutely prohibited because of the danger of breakage and excessive weight on the building structure.
10. **Vehicle Repair.** No automobiles or vehicles may be repaired or worked on while parked on the property. Washing, cleaning, changing tires and minor engine servicing is allowed. Otherwise, vehicles must be serviced or repaired off the property. Management may require that vehicles which have expired license plates, expired inspection stickers, flat tires or which are obviously inoperable due to missing parts be removed from the property at the owner's expense. Such vehicles must be removed from the property immediately upon notice from any Board member or Association's management representative. Such vehicles may be removed no sooner than seven days after actual notice to the vehicle owner or certified mail notice to the owner as registered with the Texas Department of Public Safety, Motor Vehicle Division.

- 18. Repairs.** An owner who is having a unit or other structure worked on, etc., shall take reasonable and necessary precautions to prevent damage to the common areas caused by construction companies, workmen, suppliers, and service companies.
- 19. Fines.** The Board of Directors may levy reasonable fines on unit owners for violating the rules. A minimum fine for each violation shall be \$25 and the maximum fine shall be \$200. Each day of a violation may be deemed a separate violation by the Board of Directors. However, in an instance where health, safety or security is threatened the minimum fine will be \$250 per violation. Fines may be assessed only if the unit owner is notified of the nature and approximate date of the violation and the amount of the fine. Any unit owner and/or his family, guest or tenant who has been fined may appeal the fine before the Board of Directors to ask that the fine be dropped and to explain the reasons why. In order to appeal a fine, the owner must request such appeal in writing within 30 days of management's mailing of the fine notice to the owner.

Approved and adopted by a majority vote of the membership at the annual Homeowners Association meeting held on August 26, 2011.

*Sharla Burkhardt 10-24-2020*  
Sharla Burkhardt, President of the  
1500 Homeowners Association, Inc.

State of Texas  
County of McLennan

On this November 24 day of 2020, before me, Virginia Townley, Notary Public, Sharla Burkhardt did personally appear whose identity is proven and known to me, and acknowledged before me, did sign this document.

*[Signature]*  
Virginia Townley, Notary  
11-24-2020

