

**RULES AND REGULATIONS
FOR
MIDWAY CROSSING
HOMEOWNERS ASSOCIATION**

A. PROPERTY RIGHTS

Parking and Motor Vehicles

1. All homeowners and residents shall park, and shall instruct their guests who park in front of their home to park, on the street, **NOT ON THE SIDEWALK OR CURB.**
2. Vehicles parked on the sidewalk or curb even temporarily may be towed, ticketed or fined.
3. Vehicles parked in the fire lanes even temporarily may be towed, ticketed or fined.
4. The storage of boats, trailers, campers, or other recreational vehicles, unused or inoperable vehicles, as well as any other unsightly or inappropriate vehicles is not allowed as determined in the discretion of the Board of Directors.
5. No congregating or loitering in cars is permitted in the community.
6. A maximum safe speed limit not to exceed 30 mph must be observed within the community.
7. Any vehicle found in violation of the Rules and Regulations may be towed away by the Association at the owner's expense, without notice.

B. ARCHITECTURAL CONTROL

Physical Restrictions

1. No building, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting (other than repainting a structure the same color) of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to (as provided in Section 3.3 of the Declaration) and approved in writing (as provided in Section 3.2 of the Declaration) by the Board of Directors.
2. No structure of a temporary nature shall be used at any time as either a temporary or permanent residence. This includes trailers, motor vehicles, tents, garages and other outbuildings.
3. If approval has not been obtained from the Board of Directors, then the Association has the right to remove any adjustments or additions to the property at the expense of the owner. Prior notice will be given before the removal of adjustments or additions.

C. USE RESTRICTIONS

Structure

1. All antennas shall be located inside the attic of the main residential structure except that 1 antenna may be permitted to be attached to the roof of the main residential structure and to extend above said roof a maximum of 5' and 1 satellite dish or other instrument or structure may be placed in the backyard of each Lot so long as it is completely screened from view from any street, alley, park or other public area and does not extend above the fence.
2. No noxious or offensive activity shall be undertaken on the Property, nor shall anything be done which is or may become an annoyance or nuisance to the neighborhood.
3. No sign of any kind shall be displayed to the public view on any Lot, except 1 professional security service sign of not more than 1 square foot, 1 sign of not more than 5 square feet advertising the property for rent or sale.
4. No signs may be placed in the common areas of the Property without the prior written consent of the Property Manager or the Board of Directors. "For Sale" signs in the common areas of the community may be prohibited from time to time by the Board of Directors in its discretion.
5. Any fence or portion thereof that faces a public street shall be so construed so that all structural members and posts will be on the side of the fence away from the street so that they are not visible from any public right-of-way. All fences visible to the public shall be kept neat, clean and in good repair. Any fence that is damaged, leaning, missing slats or otherwise not in good repair shall be immediately repaired. No portion of any fence shall extend more than 8' in height.

Domestic Animals

1. No livestock or poultry of any kind shall be raised, bred or kept on any lot.
2. Domestic animals may not be kept, bred or maintained for any commercial purpose or for food.
3. No more than 4 pets may be kept in each household.
4. It is each pet owner's responsibility to clean up after animals that it owns, that have used any other Owner's property or any portion of the common areas of the community.
5. Pet owners must abide by the leash laws in the City of Dallas and all animals must be properly tagged. Whenever a dog or cat is outside an enclosed area, it must be on a leash even if its owner is present.
6. Pet owners are liable for damage to persons or property caused by their pets.

7. Pets tied up outside fences or on any part of the common areas of the community are prohibited.

Landscaping/Maintenance

1. Each Owner shall plant and maintain a minimum of 8 - 2 gallon shrubs, and shall, if trees do not already exist in the front yards of each Lots, plant a minimum of 2 - 2" caliper trees, and each Owner and occupant of each Lot shall maintain the yards in a sanitary and attractive manner and shall edge the street curbs that run along the boundary lines of the Property. Grass, weeds and vegetation on each Lot must be kept mowed at regular intervals so as to maintain the Lot in a neat and attractive manner. No vegetables shall be grown in any portion of a Lot yard that faces a street or is not screened by fencing built in accordance with the terms hereof. No Owner shall permit weeds or grass to grow to a height of greater than 6" upon Owner's property.
2. Each Owner shall maintain the exterior of all buildings, fences, walls and other improvements on his Lot in good condition and repair, and shall replace worn and rotten parts, and shall regularly repaint all painted surfaces and shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways parking areas or other exterior portions of the improvements to deteriorate in an unattractive manner.

D. MISCELLANEOUS

1. No business activities shall be conducted on common areas of the community.
2. Clotheslines, firewood, equipment and storage piles must be kept within fenced areas. Garden hoses must be kept within fenced areas or stored in appropriate containers adjacent to the house.
3. No activity, loud noise or noxious odors shall be permitted which might reasonably be considered as causing annoyance to neighbors. The Board of Directors has sole and exclusive discretion to determine what causes an annoyance.
4. Solicitation in the community is prohibited including the distribution of leaflets, flyers or similar materials.

E. OCCUPANCY AND LEASING

1. Every lease of any Lot shall provide that the tenant shall be bound by the Declarations, By-Laws and these Rules, and that a violation of any of the foregoing by the tenant shall constitute a default under the lease.
2. Every owner leasing his or her home shall provide a complete copy of these Rules and Regulations to the tenant.
3. Each owner is ultimately responsible for the actions of their tenants.

F. RESTRICTIONS IN CCRs

1. Each residence may be occupied by only 1 family consisting of persons related by blood, adoption or marriage or no more than 2 unrelated persons living and cooking together as a single housekeeping unit, together with any household servants.

G. FINES AND ENFORCEMENT

1. Any homeowner or resident that wishes to report a violation of these Rules must do so by a signed written statement delivered to the Property Manager or the Board Of Directors. Your name will be kept confidential.
2. If an Owner fails to comply with the provisions of these Rules and Regulations, the Property Manager or the Board of Directors shall have the right to give such Owner notice of such failure. If the Owner shall not have corrected such failure within 14 days after the giving of such notice, the Property Manager or the Board of Directors shall have the right to send a second notice of failure to such Owner. If the Owner shall not have corrected such failure within 7 days after the giving of such second notice, the Property Manager or the Board of Directors shall have the right, but not the obligation, to bring the Lot, and any improvements thereon, into full compliance with these Rules and Regulations. All costs and expenses incurred by the Property Manager or the Board of Directors in connection with correcting any such failure shall be borne by the Owner. If any Owner does not promptly reimburse the Property Manager or the Board of Directors for all such costs and expenses, the Property Manager or the Board of Directors shall have the right to assess the Owner for same, such assessment being a special individual assessment under the provisions of Section 8.5 of the Declaration.
3. Any homeowner or resident fined for an alleged violation under these Rules and Regulations will be afforded the opportunity to appeal said fine by submitting to the Board of Directors in writing their appeal within 30 days of notification of the fine.
4. Whether a tenant, homeowner or resident has violated any provision of these Rules and whether a fine will be issued shall be determined by the Board of Directors, which shall note the assessment of such fine in the minutes of the Association.

H. AMENDMENT OF RULES AND REGULATIONS

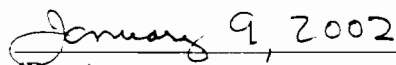
1. Any owner may request a change in or addition to these Rules by presentation of a written request to the Board of Directors.

I. EFFECTIVE DATE

These Rules shall be effective immediately upon approval by the Board of Directors.



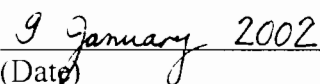
Chuck Poche, President



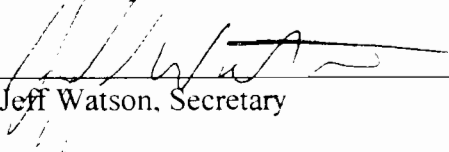
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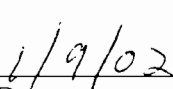
Thomas Spilka, Treasurer



(Date)



Jeff Watson, Secretary



(Date)

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