

**SAN ANTONIO HARMONY HILLS HOME OWNERS ASSOCIATION**  
**159 WEST SILVER SANDS**  
**SAN ANTONIO, TEXAS 78216**  
**Phone (210)342-3277**

**HARMONY HILLS CONDOMINIUM RULES**

**Harmony Hills is a condominium community governed by State Law, City Ordinances, Association Bylaws, and a Board of Directors who control the Common and Limited Common Property .**

**In order to understand the residential rules and regulations and your rights and privileges on the property, certain statements are printed below.**

**Common Property and Limited Common Property**

Common Property includes: Hallways, All Laundry Areas, Lawns, Parking Areas, Roadways, Driveways, the Pool, Office area, all entrances to buildings except the townhomes.

Limited Common Property is property limited only to your personal use. This includes your assigned parking space(s), your storage unit, your balcony or patio attached to your apartment or townhome.

The interior of living quarters are regulated to the extent that residents cannot change the internal structure or engage in any activity which adversely affects other residents, units, or the Common or Limited Common property.

Nothing may be stored on the Common property without written permission from the Board of Directors.

**No smoking inside common areas of any buildings, or pool area.**

**WORK ON THE PROPERTY**

- 1.1 The Board of Directors requires that all work to be done on Common or Limited Common Property must first be approved by Management.
- 1.2 Any safe and reasonable work is permitted. Management does insist on certain precautions and requirements. All workmen and all contractors must prove that they are qualified and properly insured to do electrical and plumbing work. No one will be allowed to climb ladders or enter attics in any building without liability and workman's compensation insurance. Permits are required where necessary to meet all city codes.

1.3 Any person who damages the common and/or limited common property will be charged for all repair costs and possibly prosecuted. Owners are responsible for damage and problems caused by people working for them. Parents will be held responsible for the actions of their children.

**CALL (210)342-2277 FOR APPROVAL FOR ANY WORK ON THE COMMON OR LIMITED COMMON PROPERTY.**

Exception to rule 1.1: Residents may do limited work on their own vehicles as long as the property is not damaged.

## **WASTE AND DUMPSTERS**

2.1 Dumpsters are for the use of residents only. City code does not allow business related dumping. Workers and Contractors must transport waste to commercial dump sites. Please call the City of San Antonio's 3-1-1 Customer Service Hotline if you see workers, contractors, or non-residents using our dumpsters.

2.2 Waste materials including rubbish, garbage, furniture, boxes and old appliances may not be placed anywhere on the common or limited common property. All waste materials must be placed only in the dumpsters (not beside the dumpsters).

2.3 Major appliances such as compressors, refrigerators, stoves, ovens or large pieces of furniture may not be put in dumpsters or left on the property. Large furniture may be broken up and put in dumpsters.

## **PARKING AND DRIVING**

3.1 All motorized vehicles must be parked in assigned parking spaces. Motorcycles and motorbikes must be parked in assigned parking spaces. Fire code does not permit gas driven vehicles on patios or balconies.

3.2 The Board reserves the right to determine where vehicles may or may not park on the common property.

3.3 No car washing or vehicles on blocks, or jacks is allowed.

3.4 All residents and tenants parking on the property are required to have an authorized Harmony Hills HOA parking "permit" sticker on their vehicle(s). In order to accommodate residents/tenants in a reasonable and fair a manner, these permits will be issued as follows: One and two-bedroom units will be issued no more than two (2) parking permits per unit. Three-bedroom units will be allowed no more than three (3) permits. Due to the limited number of parking spaces, any unit with special circumstances that might necessitate more than its allotted

number of permits, will be required to submit a written request to the Harmony Hills HOA Board of Directors for approval of any additional permits. The board reserves the right to determine the validity of such a request and under no circumstances will any unit be granted more than 4 permits. It is the responsibility of each unit owner to notify the manager when there is a change of vehicle and to keep the manager apprised of the current vehicles parked on the property. Residents who have more vehicles than assigned parking spaces may be required to remove extra vehicles from the property if the vehicles are parked in inappropriate areas or are taking space needed by other residents who have only one registered vehicle.

3.5 Boats, trailers, aircraft and vehicles with more than four wheels may not park on the property. Commercial vehicles with more than four wheels may park on the property when doing building repairs and maintenance.

3.6 Roadways in and out of the property and parallel to the buildings must not be blocked.

3.7 Vehicles may not park within fire lanes. Fire lanes are designated by signs and red lines.

3.8 Vehicles with flat tires, expired registration and inspection stickers, as well as vehicles that cannot be driven must be removed from the property. Failure to remove such vehicles will result in fines. In some cases vehicles will be towed and impounded.

3.9 The speed limit while driving on the property is 10 miles per hour.

3.10 Motorized recreational vehicles are not allowed to be driven on the property (Ex. Go-karts, dirt bikes, motor bikes).

3.11 Resident/Tenant vehicles parking on the property must have a parking permit.

3.12 Visitors and guest are not permitted to park in areas that are posted as RESIDENT PARKING ONLY. They may, however, park on the property, with resident or owner permission, in one of the hosting owner's allotted space(s). They may also park on the street where legally permitted.

3.13 Guests may park on the property with resident, or owner permission. Please call the office if a guest will be parking on the property longer than 3 days a month in order to avoid possible towing of the guest vehicle.

## **TOXIC AND FLAMMABLE MATERIALS**

4.1 No dangerously flammable materials may be stored in the living quarters, storage areas or Common Property or Limited Common Property of Harmony Hills. This includes gasoline and propane (S.A. fire ordinance). Violators will be prosecuted.

4.2 Substances which contaminate the environment or cause illness to others are strictly forbidden.

4.3 The dumping of waste materials on the property, with the exception of water, is forbidden. All toxic caustic materials, solvents, grease, paints and associated products which could adversely affect the common property or plumbing may not be dumped. (This includes plumbing in living quarters). Drain cleaners are allowed. Prohibited substances should be put in the dumpsters in tightly sealed containers.

## **PETS**

5.1 Pets allowed are a dog, cat or any other common household pet. Residents are allowed a combination of any two household pets.

5.2 The Board may have pets that are a nuisance permanently removed from the property. A weekly penalty may be levied until the animal is removed. Animals that bite or are dangerous must be immediately removed.

5.3 City code allows no dogs to run loose. A penalty may be imposed each time this rule is violated.

5.4 Pet waste must be immediately picked up and disposed of in proper receptacle. This is a Board of Health regulation. A penalty may be imposed each time this rule is violated.

5.5 Dogs may weigh no more than 35 pounds when fully grown. Exceptions may be considered by owner's appeal to the Board of Directors.

## **CHILDREN**

6.1 Children under the age of 14 should be supervised by an adult (18 years or older) when outside the unit.

6.2 Children under the age of 14 may not swim in the pool without an adult present at all times.

## **BALCONIES AND PATIOS**

7.1 Balconies and Patios are limited common property; accordingly, each resident is allowed to decorate and furnish these as they see fit, the management and Board of Directors reserve the right to monitor excess clutter, trash and unsightly materials that accumulate on the balconies and patios and reserves the right to pre-approve all exterior decorative materials such as curtains, blinds etc., that are visible to the public from the exterior.

7.2 Balconies and patios must be kept clean and attractive. No trash, machinery, industrial items, garbage, old appliances, poorly finished or dirty broken furniture, clothing, rags, brooms, mops, buckets, cleaning fluids, etc. is allowed. Violators will be given a warning letter, and may be fined until the problem is remedied. The Board further reserves the right to remove these materials resulting from persistent and repetitive violations.

7.3 No alterations or changes in the building may be done on balconies and patios without the written permission from the Board of Directors.

7.4 Plants and shrubs must be properly attended to, attractive and not cause any health hazard or damage to the building.

7.5 Balconies may not be used for storage. Storage on patios should not be observable from the outside.

7.6 No barbecue pit, grill, or incinerator may be used or stored on any balcony or patio.

7.7 Barbeque pits, grills, or incinerators may not be used or stored within 10 linear feet of any combustible surface; or beneath any carport, balcony, porch, roof overhang, or veranda.

## **WINDOWS, DOORS, CURTAINS, DRAPES, BLINDS**

The impression that the public, prospective buyers and prospective renters get of our property is based on what they see.

8.1 Window curtains, drapes and blinds must be clean, attractive, in good repair and reasonably consistent from window to window.

8.2 Shoddy, broken, obviously worn, threadbare and dirty curtains, drapes and blinds must be cleaned or replaced. Rags, sheets, foil and any materials not designed for window decoration are not allowed.

8.3 Seasonal decorations may be placed on doors and windows.

8.4 Replacement of windows and doors and the painting of them must first be approved by the Board of Directors prior to any work.

## **SWIMMING POOL**

9.1 The Swimming Pool is a privilege reserved for the owners, residents and their guests. Each condominium is allowed a maximum of four guests in the pool area. Guests must be accompanied by a condominium owner, resident, or tenant.

9.2 All people who swim must be attired in a bathing suit.

- 9.3 Any behavior that endangers the health, physical safety or enjoyment of people in the pool area is forbidden.
- 9.4 Loud music and noise which disturbs the residents is forbidden. Running, diving, horse play or physical water games are not allowed.
- 9.5 The pool area must be kept neat and clean. No food in the pool. No soiled diapers. No animals are allowed in the pool area. No beach chairs in the pool.
- 9.6 Health violations may be prosecuted. Intoxicated people may be arrested.
- 9.7 Absolutely no glass containers of any kind are allowed in the pool area. Since people are in bare feet, there is a serious danger of injury from broken glass. Violator may be fined and prosecuted.
- 9.8 Residents may barbecue in the pool area during pool season.
- 9.9 Children under the age of 14 may not swim in the pool without an adult present at all times.
- 9.10 Smoking is not allowed in the pool area.
- 9.11 Pool hours are 9:00 a.m. to 9:00 p.m. during pool season.

## **PERSONAL BEHAVIOR ON THE PROPERTY**

The Board of Directors in no way wants to interfere in the private lives of any of the residents. However, behavior that involves the well being and happiness of other residents has to be considered. This includes any offensive behavior.

- 10.1 Excessive sound from audio equipment and people that disturb the residents is forbidden at all times. After 10 P.M. sound should not be audible through walls. If noise is frequently intolerable, call the police.
- 10.2 Residents are asked to respect Harmony Hills. Please do not throw litter, bottles, cans, cups, or cigarette butts on the property.

## **EXCEPTIONS AND THE PRIVILEGE OF APPEAL**

The Harmony Hills Board of Directors recognizes that all rules and regulations may have reasonable exceptions depending on circumstances. Some of Management's decisions are based on judgments on which reasonable people may disagree.

11.1 The Board of Directors reserves the right to make reasonable decisions on any situation that is dangerous or could adversely affect the property or the residents. This may include offensive behavior.

11.2 All residents have the privilege of appeal. The Board of Directors decisions are final in any appeal. Call (210) 342-2277 if you wish to appeal a decision or feel you have grounds for a reasonable exception to a rule or regulation.

11.3 Most penalties are \$50 for the first infraction. Penalties can be greater for repeated infractions. In most cases a warning letter will precede any fine for any infraction of the rules and regulations.

### **POLICE NUMBERS**

**North Sub Station 13030 Jones Maltberger Rd.....(210) 490-SAPD**

**Emergency only Police, Fire, Ambulance, Poison.....911**