

COUNTRY VILLAS HOMEOWNERS' ASSOCIATION, INC.**RULES AND REGULATIONS**

In accordance with Article III, Section 3.20(f) of the First Amended and Restated Bylaws for Country Villas Homeowners Association, the Board of Directors has adopted the following Rules and Regulations concerning the use and maintenance of the Common Properties, Recreational Facilities and Lots.

Duty of Maintenance. Pursuant to Article VII of the Declaration of Covenants, Conditions and Restrictions for Country Villas Subdivision (the "Declaration"), the Association's responsibility for exterior maintenance upon each Lot is limited to paint, clearing gutters and downspouts, maintaining trees, shrubs, grass and walks, except for the owner's back yard and other exterior improvements. The Association's exterior maintenance obligation does not include glass surfaces.

Owners are responsible for all other exterior maintenance upon the Lots, at their sole cost and expense, including, but not limited to the following:

1. Prompt removal of all litter, trash, refuse and waste;
2. Maintenance and upkeep of backyard grass and landscaping, including all trees, shrubs and plants located within the backyard area, including, but not limited to keeping the grass and landscaped areas of the backyard alive, free of weeds and well-maintained, safe, clean and attractive condition at all times;
3. Maintain, repair and/or replace all exterior surfaces of the residence, including, but not limited to, the roofs, siding, brick, foundations, gutters and downspouts;
4. Maintain, repair and/or replace all exterior lighting on each Lot;
5. Keeping all parking areas, walkways and driveways well-maintained, free of junked vehicles (vehicles that are inoperable, expired registration, flat tires, etc.), safe, clean and in good repair at all times;
6. Complying with all government health and police requirements and City of Carrollton ordinances.
7. Maintain, repair and/or replace all exterior improvements on the Lots;
8. Fences, Gates and Retaining Walls must be properly maintained in good condition;

9. Any and all loose, leaning, broken, rotted fence posts, backer rails or pickets must be promptly repair or replaced, subject to the requirements of Article V of the Declaration;
10. Fences and Gates shall be properly stained and/or painted at all times, subject to the requirements of Article V of the Declaration;
11. Fences, Gates and Retaining Walls shall be kept free of all rusty or squeaky hardware or other unsightly or noise conditions.

Use of Lots. The owners and occupants (including Lessees) of each Lot shall be strictly prohibited from engaging in the following activities:

1. Window Air Conditioning Units may not be visible from the streets or neighboring Lots;
2. Furniture, Toys or other items shall not be kept or stored within the Common Areas or Recreational Facilities of the Association;
3. Garbage and Recycle Bins shall be stored within the garage of every Lot;
5. Garbage and Recycle Bins shall not be stored, kept or placed outside of the garage, except between sunset on Tuesday and sunset on Wednesday.
6. Any activities that disturb the peace and prevent other residents from the right to quiet use and enjoyment of their properties.

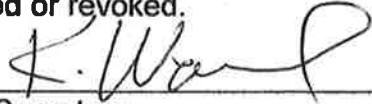
ACC Procedure. In addition to the existing requirements of Article V of the Declaration of Covenants, Conditions and Restrictions for Country Villas Subdivision (the "Declaration") concerning the requirement to submit the plans and specifications to the Architectural Control Committee (the "ACC") before any Building, Fences, Walls or other structures, any exterior addition to or change or alteration therein, Owners shall provide to the ACC the name and contact information for the contractor engaged to perform the work, the estimated timeline for the work to be completed. Owners shall also provide a copy of any and all permits from the City of Carrollton as may be required pursuant to the City of Carrollton Ordinances.

Owner Contact Information and Registration of Tenants. Owners shall provide to the Association the current name, phone number, email address and physical address of owner and owner's tenants and/or Management Company utilized by Owner (hereinafter "Contact Information"). In addition, Owner shall notify the Association of any changes in Contact Information of Owner, Owner's Tenants or Management Company. Additionally, Owners shall register their Country Villas rental property with the City of Carrollton, pursuant to Title IX, Chapter 96.02 of the City of Carrollton Code of Ordinances.

IT IS FURTHER RESOLVED that these Rules and Regulations are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors by electronic vote (due to Covid-19 safety precautions) on the 19th day of May, 2020, and has not been modified, rescinded or revoked.

DATE: 5.19.2020



Secretary