

## LOMO BLANCO CONDOMINIUMS – COMMUNITY RULES and FINING POLICY

*Lomo Blanco* - following is a summary of some very important guidelines concerning your community. Please review them with all who reside in your unit and keep them for ongoing reference. Thank you kindly for your care and communication concerning Lomo Blanco.

**Every homeowner/resident** has the responsibility to report anything that is amiss on the property, including strange persons, broken common area items, large trash items in common areas, individual unit issues such as water intrusions, etc.



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CONDOMINIUM 1/4

### **Parking:**

- Parking in front of the garages or in the driveway is not allowed at any time (for homeowners and vendors) - everyone who parks illegally is subject to immediate towing at the owner's expense
- Street parking is 24 hours only - then you must move your vehicle or risk being ticketed and/or towed by the city. Remember that street parking is shared by the entire neighborhood. Homeowners who use street parking vs. their own garages deprive the neighborhood and their guests of a parking spot.
- All vehicles utilizing the interior parking spaces must be contained within the designate lines.

### **Appropriate Speed in the Driveways:**

- All residents need to take caution when operating vehicles in our driveways. We have blind corners as well as garage doors at corners that can lead to accidents when drivers are not cautious. There is no need for speed in our driveways. Slow down.

### **Home Exteriors:**

- Home exteriors are community property and are managed by the HOA, you cannot change anything on the exterior of your home without permission from the HOA Board (e.g. all exterior vents, windows, screens, roof, railings, etc.)
- All repairs to the exterior of your home must be made through the HOA, BPML will contract with an appropriate vendor to make the repairs
- No penetration of the exterior walls is allowed for the mounting of anything (e.g. cameras) without the approval of the Board
- Cameras are not allowed if they intrude on common areas such as the driveways. Cameras are allowed in your entryway as long as you get approval from the Board prior to installation
- Artwork cannot be attached to the railings or the exterior walls
- No signage is allowed at any location when in common view, including windows. This includes realtor signage.

### **Courtyard Maintenance:**

- Unit courtyard's must be designed and decorated in a manner in keeping with the community standards. A notice of correction will be issued if the Board deems a courtyard décor unsightly.
- Courtyard's are to be maintained appropriately. This includes controlled overgrowth, removing weeds, no trash, no items intended for storage (i.e., coolers, bikes, etc.).

### **Home Interiors:**

- Home interiors can be modified to the desire of the homeowner, but modifications cannot change the structural integrity of the property
- Homeowners cannot add interior elements that, when seen from the outside, would change the overall appeal of the association (e.g. garish blinds, sports team banners, bright colored lighting, etc.)

### **Trash:**

- All trash must be placed within your trash bin
- Large boxes and recycling must be broken down and must fit inside your recycling bin.
- Bins can be placed for pickup Wednesday night and must be returned to your garage after service Thursday night. It is recommended you mark your bins, all that remain in common view after the service evening are subject to removal.
- Trash is never allowed to be placed in bulk on any of the curbsides

**Noise:**

- Be respectful of your neighbors at all times, whether a party, listening to music, watching TV or coming home late at night, consider your neighbors and keep the volume down

**Pets:**

- All pets must be on a leash while on the property - no exceptions, violators will be warned and fined if necessary
- Do not allow your dogs to urinate and defecate in the same place every day - it kills the plants, violators will be warned and fined for the cost of plant replacement
- Pets are not allowed unattended on balconies or on patios - if your animal is outside, you must be with it.
- Pet waste cannot remain in the courtyards at any time. This area is to be treated as all common elements and pet waste is to be removed immediately.

**Internet/Cable Service:**

- You may contract with your provider of choice; however, satellite service is strictly prohibited to be installed anywhere in the community. You must use the available contractors who provide via prewired cable.

**Leasing Your Unit:**

- No short-term rentals are allowed - at any time (e.g. Airbnb, or other)
- Screening of all tenants must be done prior to lease execution; this acknowledgement will also be required.
- All rentals must be approved by the HOA prior to procuring a tenant. Submit the written request to the Board via BPMI.
- All tenants must be registered with the management company (forms are provided), and all Owners and Tenants must acknowledge receipt of Community Rules.
- Failure by the tenant or his invitees to comply with the Documents, federal or State or law, or local ordinance is deemed to be a default under the lease. When the Association notifies an Owner of his tenant's violation, the Owner will promptly obtain his tenant's compliance or exercise his rights as landlord for tenant's breach of lease. If the tenant's violation continues or is repeated, and if the Owner is unable, unwilling, or unavailable to obtain his tenant's compliance, then the Association has the power and right to pursue the remedies of a landlord under the lease or State law for the default, including eviction of the tenant

**Renovating Your Property:**

- **All contractors who must go on the roof need to be approved by the HOA - contact BPMI with vendor name and proof of insurance prior to access.**
- Contractors cannot park in the fire lanes (except when delivering/removing large or heavy items)
- Contractors cannot start work before 8 AM and must finish by 7 PM Monday - Saturday
- No construction is allowed on Sundays (This is Dallas City Code)
- Contractors are not allowed to throw construction waste in the common areas or to dump waste water or chemicals down the driveway drains or in the landscape
- Homeowners will be responsible for any damage done to HOA common areas or clean-up associated with their construction project
- Variances to these guidelines require advance notice and Board approval.

**Moving in and out:**

- You must advise BPMI Management about the date you and/or your tenant plan to move.
- The appropriate place to park the moving truck is on the street it is not acceptable to block home owner's access to their garages
- Moving hours should not begin before 8 AM and not extend past 7 PM

*Lomo Blanco Board of Directors*

**Lomo Blanco Homeowners Association**

## FINE POLICY

This Fine Policy is promulgated by the Board of Directors of the Lomo Blanco Condominiums Association, pursuant to the authority contained in the Declaration of Covenants, Conditions and Restrictions of Lomo Blanco Condominiums as filed for record in the County Records, Dallas County, Texas in Volume 200900110247, as same has or may be amended from time to time.

Reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Fine Policy.

Upon violation of any of the Dedicatory Instruments (as defined in the Texas Property Code) of the Association, the Board shall give the Owner written notice describing the violation, the amount of the fine to be imposed, if any, and any amounts currently due to the Association from that Owner. The Board shall give the Owner a reasonable period of time to cure the violation and avoid the fine, unless the Owner was given notice and opportunity to cure a similar violation within the previous six months.

The Board shall inform the Owner that they may request, in writing, a hearing before the Board or designated committee on or before the thirtieth (30<sup>th</sup>) day from the date the Owner receives the notice. The Board shall advise that if the hearing is held before a designated committee, that the Owner will have a right to appeal the decision of that committee to the Board upon written notice to the Board. If a hearing is requested by the Owner, the Board shall hold a hearing within thirty (30) days after the date the Board receives the written request. The Board will notify the Owner of the date, time and place of the hearing not later than the tenth (10<sup>th</sup>) day before the hearing. If a postponement of the hearing is requested by either the Board or the Owner, it must be granted for a period of not more than ten (10) days. Any additional postponements may be granted by agreement of the parties.

After an affirmative decision by the Board, or after the expiration of the written notice, the Association, acting through its Board is hereby authorized to impose fines according to the following schedule for violations of any provisions of the Dedicatory Instruments:

### FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS NOT AFFECTING THE USE AND ENJOYMENT OF OWNERS

First Violation	\$ 50.00
Second Violation	\$ 75.00
Subsequent Violations	\$ 100.00

### FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS AFFECTING THE USE AND ENJOYMENT OF OWNERS

For violations of the Dedicatory Instruments affecting the use and enjoyment of Owners, the Board may set the amount of the fine as it reasonably relates to the violation of the Dedicatory Instruments and the number of Owners affected by the violation.

The Association, acting through its Board is hereby authorized to impose lesser fines or no fine at all for violation of the Declaration, By-Laws or other Dedicatory Instruments of the Association as determined by the Board in its sole and absolute discretion. Each day that such violation continues may be considered by the Board to be a new violation.

Fines against an Owner will be assessed against the Owner's Unit. The Owner will be responsible for the actions of all residents, guests and invitees of the Owner and any fines against such residents, guests and invitees will also be assessed against the Owner's Unit.

I hereby certify that, as President of the Lomo Blanco Condominiums., the foregoing Fine Policy was approved on the 23 day of October 2018, at a meeting of the Board of Directors at which a quorum was present.

2018 IN WITNESS WHEREOF, I have hereunto subscribed my name this the 23 day of October,

By: Terrri Fertotta  
Print Name: Terrri Fertotta  
Title: Board President

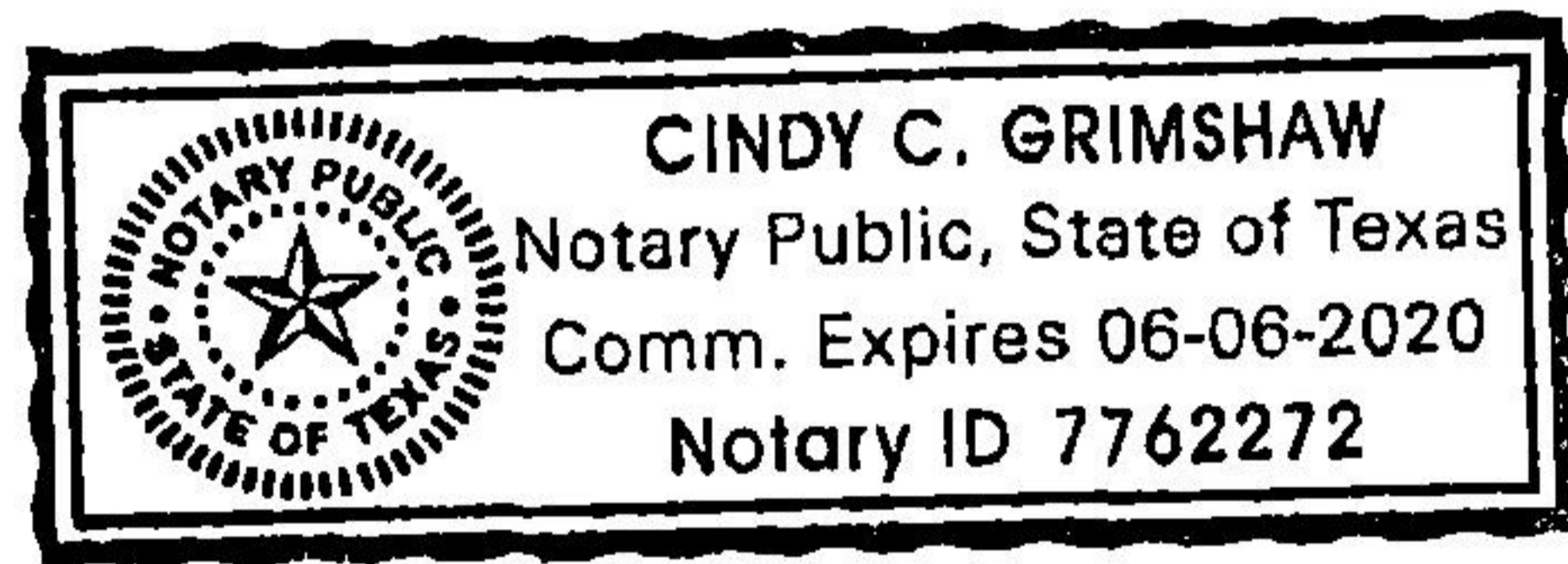
STATE OF TEXAS §  
COUNTY OF Texas §

BEFORE ME, on this day personally appeared Terrri Fertotta, the President of the Lomo Blanco Condominiums Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 23 day of October 2018.

Cindy C. Grimshaw  
Notary Public – State of Texas

After Recording Return To:  
BPMI Properties  
PO BOX 595249  
Dallas, Texas 75359



UNOFFICIAL COPY

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
10/26/2018 11:52:13 AM  
\$38.00



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