STEINER RANCH MASTER ASSOCIATION, INC.
STEINER RANCH RULES AND REGULATIONS

OWNERS, TENANTS AND GUESTS.

The Association has adopted the following rules to help maximize enjoyment, to maintain values and to ensure the continued aesthetic beauty of our community. The rules apply to all owners in both, Steiner Ranch Residential Owners Association (SRROA) and Steiner Ranch Master Association (SRMA) 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 a copy of the rules and follow them. The rules are subordinate to the General Restrictions found in the Association's Covenants, Conditions and Restrictions and in case of conflict, the provisions of the Covenants, Conditions and Restrictions shall prevail. Additional rules (pertaining to design) can be found in the Residential Design Guideline Manual. You are encouraged to ask your neighbor to follow the rules.

DEFINITIONS

"Property" shall mean the land described in the Covenants, Conditions, and Restrictions, which includes, without limitation, all lots, common areas, roads, streets, greenbelts and easements.

"Board" shall mean the duly elected Board of Directors of the Steiner Ranch Master Association, Inc., or the Steiner Ranch Residential Owners Association, Inc. (whichever applies to the property in question.)

COMMUNICATIONS

Please direct any repair requests, complaints, rule violations or compliments to the Community Director at 512-266-7553. The Community Associations Office is located onsite at 12550 Country Trails Lane. If the Community Director is not available, please leave a detailed message on the voicemail or message with the answering service.

ENFORCEMENT

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

1. **Alterations, Improvements and Repairs.** All alterations, improvements and repairs including removal of improvements which affect the external appearance of any lot or home, must obtain approval in advance by the Architectural Committee. Such approval is to be obtained by filling out the Architectural Modification Form and submitting it to the Association Management Office (please refer to the Residential Design Guideline Manual).
2. **Landscape Maintenance.** Lawns shall be kept mowed, edged and weeded. Planters, shrubs and trees shall be kept weeded, trimmed and attractive. All dead foliage shall be

removed promptly. Sufficient water will be applied (please refer to any Mandatory Watering Schedules).

3. **House Maintenance.** All Owners have the duty and responsibility to keep their lot and improvements in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times.
4. **Unsightly Articles.** No article deemed to be unsightly by the Architectural Committee shall be permitted to remain on any lot so as to be visible from adjoining property or any thoroughfares.
5. **Storage of Property in Common Areas.** Absolutely no property may be stored temporarily or permanently on common areas. Management company employees and servicemen, board members and persons designated by them may remove and throw away any property stored in violation of this rule.
6. **Unsightly Vehicles and Vehicle Repair.** All trailers, graders, trucks other than pickups, boats, tractors, camper shells, wagons, buses, motorcycles, motor scooters and garden maintenance equipment shall be kept at all times, except when in use, in enclosed structures or screened from view. Boats may be parked for immediate loading and unloading only. No repair or maintenance work shall be done on any of the foregoing or on any automobile (other than washing, cleaning, tire changing, and minor emergency repairs) except in enclosed garages or other structures.
7. **Mobile Homes, Travel Trailers and Recreational Vehicles.** No mobile homes shall be parked or placed on any lot at any time. Travel trailers and recreational vehicles may not be parked on or near any lot so as to be visible from adjoining property or any thoroughfares for more than forty-eight (48) hours.
8. **Parking.** No automobile or other vehicle, except as described in rule #7, may be parked overnight on any roadway within the Property.
9. **Trash.** Rubbish and debris of any kind shall not be placed or permitted to accumulate upon the property and no odors shall be permitted to arise therefrom so as to render any portion of the property unsanitary, unsightly, offensive or detrimental to any other property or its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view. Trash containers may be put out on the street after 5:00pm of the day prior to the scheduled pick-up day and shall be removed from the street and returned to their enclosed structures before the end of the same day.
10. **Animals and Pets.** No animals other than domestic household pets may be kept or maintained on the Property. All dogs must be on a leash at all times unless they are on the lot of their owner. Pets may not make excessive noise (in sole judgment of the Board). No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects and waste at all times. The owner shall be responsible for the immediate removal of pet defecation. The Board of Directors may require permanent removal of any pet when the pet or its owner has repeatedly violated these Rules or the pet has become objectionable in the opinion of the Board.
11. **Security, Safety and Lighting.** The Association does not provide security. Owners are encouraged to provide keyless night locks on wooden entry doors and pin locks for sliding glass doors (in addition to keyed locks) for protection while inside a dwelling. Owners and tenants are asked to report common area lighting problems or hazardous conditions immediately to the Community Associations Office. The Association

generally must rely on owners and residents to notify the Community Associations Office when lights are burned out or are insufficient in some manner.

12. **Signs.** No sign of any kind shall be displayed to the public view on the Property without the prior written approval of the Architectural Committee except for the signs which are part of the Declarant's overall marketing plan for the Property.
13. **Noise.** No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used, or placed on any portion of the Property. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its occupants.
14. **Basketball Goals.** Permanent detached basketball goals are permitted in the front yard provided they are located a minimum of twenty (20) feet from the street curb and are approved by the Architectural Committee prior to installation (please refer to Residential Design Guideline Manual). Nets and goals must be kept in good condition at all times.
15. **Pool Rules.** Please see attached.
16. **Tennis Court Rules, Common Area, and Trail Rules.** Please see attached.
17. **Home Business.** No professional, business, or commercial activity which the general public is invited shall be conducted on any Lot, except an Owner or occupant of a residence may conduct business activities within a residence so long as it is not apparent by sight, sound, or smell from outside the residence, conforms to all zoning requirements, does not involve door-to-door solicitation, does not generate noticeable amount of pedestrian and vehicular traffic. No signage will be allowed (please refer to CC&Rs).
18. **Hazardous Activities.** No activities shall be conducted on the Property that might be unsafe or hazardous to any person or property. Without limiting the preceding statement, no firearms or fireworks shall be discharged on the Property and no open fires shall be permitted except within safe and well-designed interior fireplaces or in contained barbecue units while attended and in use for cooking purposes. Nothing shall be done or kept on the property that would increase the rate of insurance or cause the cancellation of insurance on any lot or any of the improvements located on the Property.
19. **Nuisances.** No activity shall be conducted on the Property that in the judgment of the Board of Directors might reasonably be considered annoying to neighbors of ordinary sensibilities, or might be reasonably calculated to reduce the desirability of the Property as a residential neighborhood.
20. **Children.** Each owner is responsible for the conduct of his or her own children or children who are tenants or guests in his or her home. There is no lifeguard. Children who are under fourteen (14) years of age must always be accompanied by an adult when near the swimming pool. No children's toys may be left outside.
21. **Satellite Dishes (Antennas).** Shall not be installed in the front yard (pole mounted), on the front elevation (side mounted) of the residentce or visible from the street or sidewalk (please refer to Residential Design Guideline Manual).
22. **Criminal Activity.** While on the Property, no person may violate any criminal laws, health codes or other applicable laws. There shall be no tampering with water, lighting, sprinklers, pool equipment or other common elements.
23. **Eviction of Tenants.** The Association has the right to evict an owner's tenant who substantially or repeatedly violates the Association's rules and regulations.
24. **Common Area Repairs.** If the common area is in need of repair or maintenance, you are asked to contact the Community Associations Office immediately and leave a message

about needed repairs. This is especially important if exterior lighting or the automatic closing and latching devices on the pool gates are malfunctioning.

25. **Pyrotechnics.** The use of pyrotechnics/fireworks is prohibited within the residential areas of Steiner Ranch.

RULES APPLICABLE PRIMARILY TO OWNERS

26. **TAA Lease Forms.** The Board recommends that the latest Texas Apartment Association Lease forms be used by all owners when leasing their homes. Each owner is liable for all damages caused by owner, his family and guests, and by the owner's tenants and their families or guests. A copy of the Association Rules must be attached to leases between owners and their tenants.
27. **Late Charges.** Please see attached collection resolution.
28. **Fines.** The Board may levy reasonable fines on owners for violations of the Rules. A minimum fine for each occurrence shall be ten ($25.00) dollars and the maximum fine shall be two hundred ($200.00) dollars. Each day of violation may be deemed a separate violation by the Board. Fines may be assessed only if the owner is notified in writing of the nature and approximate date of the violation and the amount of the fine. Any owner and/or his family, guest or tenant who has been fined may appeal the fine and appear before the Board to ask that the fine be dropped and to explain the reasons why. In order to appeal a fine, the owner must request such an appeal in writing within thirty (30) days of management's mailing of the fine notice to the owner.
29. **Returned Checks.** The charge for a returned check is twenty-five ($25.00) dollars plus bank charges incurred by the Association.
30. **Towing.** An owner is responsible for all costs of towing illegally parked vehicles of the owner, his family, guests, or tenants and members of their family.
31. **Sale or Change of Ownership.** Each owner is responsible for giving written notice to the Association of any change in ownership and any change in the owner's mailing address for notice purposes. Each owner is responsible for the payment of regular assessments on his lot without the necessity of notice or demand being sent by the Association, the Board or the management
32. **Legal fees.** The Board may recover from any owner, attorney fees incurred by the Association in collecting monies, preparing or recording lien notices, foreclosing liens, prosecuting lawsuits and otherwise enforcing the Declarations, Bylaws, Rules or other laws against an owner's family or guests and the owner's tenants and their families or guests.
33. **Application of Funds.** At the Association's discretion, the Association may apply monies received from owners to either assessments or non-assessment items (such as late charges, returned check charges, damages, etc.) regardless of notations on checks.
34. **Venue.** All sums due and all obligations owing under the Declaration, Bylaws and Rules of the Association shall be paid and performed in Travis County, Texas.