



**CROIX
RULES AND REGULATIONS
FEBRUARY 2000, REVISION**

The following Rules and Regulations have been approved by the Croix Board of Directors to be enforced in conjunction with the Declaration, and the By-Laws. Pioneer Property Management as the Managing Agent, has been instructed by the Croix to enforce the rules. The cooperation of all Croix owners, and residents is appreciated to maintain the high standard of living associated with the Croix.

The board of Directors has approved fines to be assessed against unit owners and residents for violations of standard conduct contained in the Declarations, By-Laws, and the Associations Rules. Such fines shall not exceed \$1,000.00 for each violation of the rules by each person. Each person would include owner, his family, guests and residents. Each day of violation may be considered as a separate violation. The following rules contain the minimum fine to be charged per incident. Please note that in some cases you are not only subject to an assessed fine, but also responsible for repair costs and subject to possible criminal prosecution.

Amount of Fine per Violation:

- \$ 50.00 - Disturbances
- \$ 200.00 - Damaging Common area Items
- \$ 500.00 - Damage to locked doors
- \$ 1,000.00 - Jumping into pools from balconies or stair landings
- \$ 50.00 - Throwing items into pool
- \$ 50.00 - Trash
- \$ 40.00 - Pets
- \$ 40.00 - Common area misuse

A \$50.00 REWARD will be paid to anyone that reports to the association the guilty party for damaging the common areas or any rule violations, if the fine is collected from the guilty party.

A \$200.00 REWARD will be paid to anyone reporting the guilty party for damaging or tampering with gates and entry doors, provided a fine is collected from the guilty party.

1. **DISTURBANCE:** for the convenience of your neighbors, it is necessary that you keep your stereo and television volume, parties, etc. down to a reasonable level and curtail them to the hours allowed by the City Ordinance which are 10:00 p.m.- 6:00 a.m. If you are contacted by an employee or resident and asked to turn down your music or hold down activity, you are expected to comply with their requests as well as request from neighbors. There are quiet hours in the common areas from 11:00 p.m. to 10:00 a.m. Sunday through Thursday, and 1:00 a.m. to 10:00 a.m. Friday and Saturday. Call the police for excessive noise disturbances. If the association is contacted regarding the conduct of a unit, residents of that unit may be subject to fines of \$50.00 for each complaint of a disturbance handled by the association.

The logo for Pioneer Property Management features the company name in a sans-serif font. The word "Pioneer" is in a larger, bold font, and "Property Management" is in a smaller font below it. The text is overlaid on a background of diagonal lines that form a diamond shape.

2. **DAMAGE TO COMMON AREAS:** All owners and residents are held accountable for any damage they or their guests may cause to Croix facilities which are in the common areas. Fines have been set for certain activities and cost filed.
3. A \$500.00 fine plus expenses will be charged for damage to locked or push button entry doors. Criminal charges may be filed. If you do not have keys or do not know the gate code, contact the owner of your unit. This code is not to be given out to anyone that is not a resident. This is for everyone's protection.
4. **POOL, SPA & FOUNTAINS:** Glass containers are not permitted in the common area of the Jacuzzi and pool. Soaps (to make bubbles) are to be kept out of the pool, fountains and Jacuzzis. They cause expensive damage to the systems. No items, such as bottles or lawn furniture, should be thrown into the pools, Jacuzzis or fountains. Any of the above will result in a \$50.00 fine plus damages.
5. **TRASH:** Trash bags, cigarette butts or trash of any kind is not to be left outside on the front porch or in the back stairwell of your unit for any amount of time or in courtyard receptacles. Whether or not the porter has to remove your trash, a \$50.00 fine per bag will be assessed on your unit.
6. **PETS:** No pets are allowed on the property even with guests.
7. **COMMON AREA STORAGE:** The Croix has ruled that residents are not to use the walkways in front of their units or back stairwells for storage of miscellaneous items, including plants, chairs, bicycles, fireplace wood, etc. This rule applies to the covered parking as well. Bicycles may be locked under stairwells if the chains do not wrap around steps where someone can trip on them. Mopeds must be parked in the parking spaces. Residents may have living plants and functional outdoor furniture. All items must be kept in good clean condition and in good repair. Violations of any of the above may result in a fine of \$40.00 per day and/or removal of the violation.
8. **PARKING:** Each resident is responsible for towing any cars illegally parked in their assigned space. The towing company currently being used is Big A Towing. Their phone number is 339-9666. This is a violation of the fire code for motorcycles and mopeds to be parked anywhere but in a designated parking space. Please inform your guests of this. Motorcycles found parked in the unassigned common area are liable to be towed. Any vehicle parked in the following areas will be towed a.) the entry or exit of any driveway.

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b.) any fire zone or painted red zone, c.) double parked or parked behind vehicles in any area. Once Big A towing has backed up to the vehicle, it is a City of Austin Ordinance that they must charge \$25.00. If they have already lifted the vehicle or removed it, the price increases based on the amount of time it is impounded. Bicycles must also be kept in the covered parking areas or inside your unit.

9. **BARBECUE PITS:** Barbecue pits are controlled by the City Ordinance. Barbecues of any kind are not permitted on patios or balconies (Uniform Fire Code — 1991, Section 1.104). Anyone not removing same from the property immediately upon notice will be fined \$500.00.
10. **FREEZE PRECAUTIONS:** Freeze precautions must be followed during winter months while your unit is left unattended. Your unit owner or manager will supply you with the steps to follow. If you do not have instructions and are leaving town, please give Pioneer Property Management a call. You may be held responsible for your property damage due to frozen pipes if precautions are not followed.
11. **WASHING AUTOMOBILES:** Washing automobiles is absolutely not allowed on the premises. Also, car repairs or repairs to motorcycles are not to be performed in the covered parking areas or driveways.

12. Towing and Car Tags: Each year, in early September, the association issues tags for cars at Croix. These tags are to be placed in on the rear view mirror of any vehicles parked in Visitor Spaces. Owners will not be towed from their own spaces and towing from assigned spaces will be determined by the owner/tenant and not by management. Visitor Spaces are for guests only and are not permanent spaces for tenants. Any vehicles parked in Visitor Spaces without tags will be automatically towed without warning.