

Signal Ridge Phase IV
Homeowners & Tenants Manual
Revised January 2008

This version of the Guide supersedes all previous versions in their entirety.

Alternative Manage Group (AMGI), the management company for Signal Ridge Phase IV.

AMGI Management Group Inc.
3228 Southern Drive, #202
Garland, TX 75043

Ed Ambrose: Property Manager
E-mail: edambrose@tx.rr.com
Phone: 972-503-2644
Fax: 972-503-2650

After Hours Emergency Number 214-315-4914
Night Watchman – Jason Kirkman 469-744-7736 (8:00 PM – 3:00 AM)

Before installing a Satellite please call the Property Manager, Ed Ambrose, 972-503-2644 for detailed instructions.

Many questions may be answered if you log on to Signal Ridge Phase IV website. The email address for homeowners is:

homeowner password is signalridge

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INTRODUCTION

This Homeowner's Manual and Tenant's Guide ("Guide") is intended to acquaint everyone associated with Signal Ridge Phase IV Condominiums with the policies, rules and regulations set forth for the use of the Common Elements and recreational facilities of the property and other relevant matters. The information contained herein applies to owners and tenants alike; provided, however, that only homeowners have the right to vote on Signal Ridge Phase IV Homeowners' Association matters.

The establishment of these rules and regulations and their proper enforcement are pursuant to the Condominium Declaration for, which includes the Bylaws of the Signal Ridge Phase IV Homeowners' Association, (collectively referred to herein as the "Declaration"). These provisions are the management guidelines for the Board of Directors of the Signal Ridge Phase IV Homeowners' Association.

All residents of Signal Ridge Phase IV are obligated, pursuant to the Declaration, to abide by the regulations set forth in this Guide. Each owner who rents his or her condominium is responsible for advising his or her tenant(s) of, and for causing such tenant(s) to comply with, the guidelines set forth herein. Owners are also responsible for proper notification to the Board of Directors (in writing via the Management Company) as to whom the privileges of residence at Signal Ridge Phase IV have been delegated.

Notwithstanding, it is the responsibility of each and every resident at Signal Ridge Phase IV to be familiar with all policies, rules and regulations set forth for the use of the Common Elements and recreational facilities of the property and other relevant matters, and to ensure that no resident's inherent right to quiet and sanitary enjoyment of their individual unit(s) and the complex is infringed upon. All residents should consider it a shared responsibility to help ensure that all other residents consistently abide by such policies, rules and regulations and to promptly report known violations to the Management Company. Failure by any resident to obtain, read and understand such policies, rules and regulations does not relieve them of their responsibilities or of being subject to the liabilities and penalties described in this Guide.

Violation of these guidelines can be the basis for monetary fines and liability for legal fees incurred in enforcing the guidelines and collecting the fines.

This version of the Guide **supersedes all previous versions** in their entirety. Revisions to this Guide will be made as required.

THANK YOU IN ADVANCE FOR HELPING TO KEEP SIGNAL RIDGE PHASE IV CONDOMINIUMS A UNIQUE AND ENJOYABLE COMMUNITY FOR ALL RESIDENTS!

General

This manual explains some of the requirements stated in the Amended and Restated Condominium Declaration for Signal Ridge Phase IV Condominium recorded in Volume 1231, Page 18, of the Real Property Records of Rockwall County, Texas, as amended and supplemented (“Declaration”) and the Rules and Regulations recorded in Volume 5352, Page 283, of the Real Property Records of Rockwall County, Texas. This manual and the statements herein do not supersede the terms in the Declaration or the Rules and Regulations. If there is a conflict between the terms herein and in the Declaration or the Rules and Regulations, the terms of the Declaration and Rules and Regulations shall control.

1. Homeowners * Association

The Signal Ridge Phase IV Homeowners' Association ("Association"), an association of condominium owners, is a Texas non-profit corporation. Its purpose is to perform (for the owners) those responsibilities of maintenance and management that normally are a part of homeownership. These responsibilities are delegated to the Board of Directors and are managed by a Management Company selected by the Board of Directors (see Section E). The Association manages all the land and improvements in Parkway Quarter except those portions deeded to individual owners.

2. Definition of Common Elements

General Common Elements consist of all land, foundations, exteriors of buildings, drives, lawns, shrubs, clubhouse, streets, parking areas, and the pool area.

Limited Common Elements consist of all balcony and patio structures serving exclusively a single unit. Parking areas reserved for the exclusive use of a unit are also considered Limited Common Elements.

General Common Elements and Limited Common Elements are collectively referred to herein as the Common Elements.

3. Homeowner and Tenant Services

Services for maintaining the General Common

Elements consist of:

- * Grounds maintenance (lawn care, watering, feeding, pruning, trimming, and weeding).
- * Trash removal and litter,
- * Roads and grounds repair and general cleanup,
- * Maintenance of the exterior lighting system,
- * Maintenance of the exterior of each unit,

The Management Company provides these services under contract.

Helpful Things to Know

1. Contact Julie Solis (Phase I, II, III Manager) at the Signal Ridge Office (972-771-1201); Monday through Friday 9:00 AM -- 5:00 PM, located on the property by the lap pool, for your front gate access card/remote. Please note there is a fee for the remote and gate access card. Jeannie will need your home phone number at that time to program it into the front access pad. Your visitors will key in your unit number and it will ring your house phone. Press 9 to allow the gate to open for your guest.
2. The Management Office by the lap pool is not Signal Ridge Phase IV's management company. Your management company is AMGI; located at 3228 Southern Drive, Suite 202, Garland, Texas, phone number 972-503-2644. In case of emergency after hours you may call 214-315-4914
3. Your mailbox key may be picked up at the post office. They will give you your "box" number.

**HOMEOWNERS ASSOCIATION FOR SIGNAL RIDGE PHASE IV, INC.
RULES, REGULATIONS, SCHEDULE OF FINES,
LEASING RESTRICTION & APPLICATION OF PAYMENT**

“Common Elements” and “Property” are the real property, including buildings, stated in the Amended and Restated Condominium Declaration for Signal Ridge Phase IV Condominium recorded in Volume 1231, Page 18, of the Real Property Records of Rockwall County, Texas, as supplemented and amended (“Declaration”)

1. No waste, trash, or recycle bins shall be kept on the patios, walkways, stairs, under the stairs, or in any part of the Common Elements.
2. No sign of any kind shall be displayed to public view from any Unit or Common Elements without prior written consent of the Board of Directors. Architectural Control Rules are attached hereto as Attachment A.
3. No offensive behavior or language, excessive noise, loud partying, public intoxication, drinking, and loud domestic disputes shall be allowed in or upon any of the Common Elements, nor shall anything be done on any part of the property, including within a unit, comprising the Signal Ridge Phase IV Condominiums which may be or become a nuisance to any one or any Unit. The Board of Directors decision, in its sole and absolute discretion, as to what constitutes offensive behavior, offensive language, excessive noise, loud partying, public intoxication, loud domestic disputes, or a nuisance is final. No owner shall practice or permit to be operated in the Owner’s Unit either vocal or instrumental music for more than two (2) hours in any day or between the hours of 10:00 PM and 9:00 AM.
4. No exterior speakers, horns, whistles, bells, or any other sound device shall be allowed on the property.
5. No alterations or major repairs of any kind shall occur in or on any portion of the Common Elements.
6. No large power equipment or power tools shall be allowed on the Property.
7. No device shall be used or installed on the Property which may interfere with television or radio reception.
8. Because such action would create a dangerous condition, no Unit Owner or resident shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antenna or machine be stored on or attached to the exterior of patios or any parts of the Common Elements, including but not limited to walls, walkways, railings, and roofs. No television or radio antenna or satellite dish shall be installed in such a way that it protrudes through the walls, windows, or roofs or into the Common Elements. The rules for satellite antennas are contained in Attachment C attached hereto.
9. No structure of a temporary or permanent character, trailer, tent, shack, garage, barn, or outbuilding shall be permitted on the Property.
10. No clothing, household fabrics, rugs, or other items shall be hung, dried, or aired on balconies or Common Elements. No screening, curtains, or blinds of any type shall be hung on the patios without written approval from the Board of Directors. The only external storage allowed for each unit will be an unobtrusive locker on the deck or patio and will be limited to no more than **one** per unit. Only patio furniture, flowers and gas grills (See Attachment D for further details) shall be on patios. Patios/balconies must be kept neat and clean at all times.

11. No excessively noisy or smoky vehicles are allowed on the Property.
12. Working on engines, brakes, oil changes, and any other vehicle repair or maintenance on the Property is prohibited. Vehicles may not be washed on the Property.
13. No Unit Owner or resident shall park, store, or keep any vehicle not in good running condition on the Property. All vehicles parked, or kept on the Property must have current registration and inspection stickers and must be parked within the parking spaces assigned to the Unit. Each Unit is limited to only the two (2) parking spaces assigned to it. See Attachments E and F.

Visitors must park only in spaces marked VISITOR. All visitors' parking spaces are ONLY available for GUEST PARKING. Please inform your guests, as a courtesy to other residents of the community, to park only in spaces marked VISITOR. **Violations may result in vehicles being towed at owner's expense.**

14. No inoperable vehicle shall be stored on the Property, whether in an assigned or visitors parking space or within the Common Elements. An inoperable vehicle is defined as including having a flat tire or tires, out of date registration and/or inspection sticker, and/or not running. **Any inoperable vehicle may be towed off the Property at the owner's expense.**
15. No Unit Owner or resident shall park, store, or keep within or the Property any large vehicle, boat, mobile home, moving van, or any commercial vehicle except in marked spaces where provided. The parking areas that are reserved for boats or other RV's will be allowed on Friday through Sunday **ONLY**. **Violators will be towed at the owner's expense.**
16. Parking or double parking in the fire lanes and/or any vehicle extending past the red line of a fire lane is prohibited. This is a fire code violation. **Cars will be immediately towed at the owner's expense.**
17. Motorcycles, motorbikes, motor scooters, etc. shall not be operated within the Property except for the purpose of transportation directly from a parking space to a point outside the Property or directly back to a parking space. These vehicles shall not be parked or stored on the patio, Common Elements, or anywhere other than the assigned parking space.
18. No animals, livestock, reptiles, pigs, and/or poultry of any kind shall be bred or kept in any Unit or Common Elements, except that not more than two of the following may be kept in a Unit, provided they are not bred or maintained for commercial purposes: dogs, cats, birds, and tropical fish. All dogs and cats, when outside the Unit must be on a leash. The Unit Owner(s) of the animal(s) shall pick up after the pet. (per Animal Waste Ordinance No. 93-33-§ 1, 9-7-93) of the city of Rockwall. The animal shelter, operates daily from, 8:00 a.m. to 5:00 p.m. The phone number is (972) 771-7750.
19. **No child under the age of 14 shall be permitted in the swimming pool area, sauna, parking lot, driveway, or other Common Elements without the child's parent or guardian accompanying the child. No child can play on the walkways, stairs, and stair landings. No person can climb trees or harm the landscaping.** The Swimming Pool Rules are attached hereto as Attachment B.
20. A resident must accompany visitors or guests to the swimming pool at all time. No more than three guests per Unit are allowed at any time. Proper bathing attire is required at the swimming pool area; no cutoffs are permitted.

21. No glass containers or alcoholic beverages of any kind are permitted in the swimming pool area or Common Elements. No littering, including cigarette butts, of the swimming pool area is permitted.
22. No commercial business may be operated out of a Unit.
23. No club, explosive weapon, illegal knife, knuckles, machine gun, short-barrel firearm, switchblade knife, armor-piercing ammunition, hoax bomb, chemical dispersing device, or zip gun, as those terms are defined in Chapter 46 of the Texas Penal Code, shall be located on or transported over, at any time, the Common Elements, Limited Common Elements, or any unit.
24. Rules for cooking on a Common Element or Limited Common Element are attached hereto as Exhibit D. **NOTE:** No type of charcoal grill is allowed.
25. Individual residences are responsible for personal trash disposal. Scheduled garbage collection pick-up each week is Tuesday and Friday. If a scheduled garbage collection day falls on a Holiday, your trash will not be picked up; **do not** put trash on the curb on that day. Trash will be picked up on the following scheduled garbage collection day. Place trash in plastic bags at the curbside for pickup (garbage should be grouped all in one place only) by garbage collectors no earlier than 6:00 PM previous to the date of pickup. **NOTE:** Any dumpsters or trash bins that may be located on Signal Ridge property are **NOT** for your use! **DO NOT** put your trash in these containers. Make sure your bags and trash are secured with ties to avoid a mess.

IF THE POLICE, MANAGEMENT, AND/OR SECURITY ARE CALLED FOR DRUG TRAFFICING, ILLEGAL TRESPASSING, PROSTITUTION, MAJOR DOMESTIC DISPUTES, OR PUBLIC DISPLAY OF ANY WEAPON (EACH IN THE SOLE DISCRETION OF THE BOARD OF DIRECTORS), FINES SHALL BE AS FOLLOWS:

| | |
|----------------------|----------|
| First Offense: | \$200.00 |
| Second Offense: | \$300.00 |
| Subsequent Offenses: | \$500.00 |

VIOLATIONS OF (#14 & 15): A warning sticker will be placed on the vehicle for the first violation. The violation must be corrected within 24 hours or the vehicle will be towed at the owner's expense.

FINES FOR VIOLATIONS OF #1 THROUGH #25 (EXCLUDING # 14, 15 AND 16) and ATTACHMENTS A, B, C, D, E AND F can be assessed against the unit owner and/or the resident.

| | |
|----------------------|----------------|
| First Offense: | Warning Letter |
| Second Offense: | \$100.00 |
| Third Offense: | \$200.00 |
| Subsequent Offenses: | \$300.00 |

APPEAL RIGHTS (EXCLUDING # 14 15, 16.):

An owner has the right to appeal the fine by sending a written appeal of the warning/fine letter to the Board of Directors. This written appeal must be sent to the management office at the address listed below within thirty (30) days of the date the owner received the warning/fine letter

*AMGI Management Company
3228 Southern Drive, #202
Garland, TX 75043*

A warning/fine letter will be deemed received by owner/tenant when the letter is placed on the unit and/or vehicle door and sent in the U. S mail, (certified mail, return receipt requested), to the owner's last known address, according to the to the associations records.

RULES REGARDING LEASING OF UNITS

WHEREAS, Section 82.102(a)(7) of the Texas Uniform Condominium Act authorizes the Board of Directors (the "Board") to promulgate rules regulating the leasing of units in a condominium regime; and

WHEREAS, the Amended and Restated Condominium Declaration for Signal Ridge Phase IV Condominium recorded in Volume 1231, Page 18, of the Real Property Records of Rockwall County, Texas ("Declaration"), authorize the Board of Directors of the Association to formulate and enforce rules; and

WHEREAS, in order to protect the equity of the individual property owners at Signal Ridge Phase IV Condominiums, to preserve the character of Signal Ridge Phase IV Condominiums as a condominium project, to protect the rights, well-being and safety of all residents, and to address problems with the conduct and behavior of tenants, the board deems it necessary to promulgate and enforce rules governing the leasing of units.

NOW, THEREFORE, IT IS RESOLVED that the following rules and regulations are established by the Board for the leasing of units within Signal Ridge Phase IV Condominiums (the "Condominium Project"):

Leasing Restrictions

Signal Ridge Phase IV Condominiums shall be governed by the following leasing rules:

1. Leasing Provisions. Leasing of Units shall be governed by the following provisions:
 - a. Definition. "Leasing", as used in this Section, is defined as regular, exclusive occupancy of a Unit by any person other than the Owner for which the Owner, or any designee of the Owner, receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument. For purposes of this Section, if a Unit is owned by a trust and the beneficiary of the trust is living in the Unit, that Unit shall be considered Owner-occupied rather than leased.
 - b. General. Units may be leased only in their entirety. All leases must be for an initial term of not less than six (6) months. Within seven (10) days after executing a lease agreement for the lease of a Unit, the Owner shall give written notice to the Management Company of the make, model, and license number of each vehicle of the lessee. The Owner shall make available to the lessee copies of the Declaration, Bylaws, and the rules and regulations of the Association. Failure to timely furnish such

documents and information shall be deemed a default of the lease and shall entitle the Association, as attorney-in-fact of Owner, to evict the lessee.

c. Contents of the Lease. Each Owner acknowledges and agrees that any lease of his Unit shall be deemed to contain the following language and that if such language is not expressly contained in the lease, then such language shall be incorporated into the lease by existence of this resolution. In addition, the rules and requirements contained herein automatically become a part of any lease and/or addendum to the lease. These rules shall also be attached to any lease as an addendum and, again, are a part of the lease regardless of whether or not physically attached to the lease. Any lessee, by occupancy of a Unit, agrees to the applicability of this resolution and incorporation of the following language into the lease:

The lessee shall comply with all provisions of the Declaration as amended, Bylaws, rules of the Association, and the Homeowners and Tenants Manual and shall control the conduct of all other occupants and guests of the leased Unit in order to ensure their compliance.

Any violation of the Declaration, Bylaws, rules and regulations, or Homeowners and Tenant Manual by the lessee, any person occupying the Unit, or any guest of any lessee or person occupying the Unit is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Texas law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, Bylaws, rules and regulations of the Association, and the Homeowners and Tenants Manual, including the power and authority to evict the lessee or any occupant as attorney-in-fact on behalf and for the benefit of the Owner. Such power may be exercised by the Association following the Owner's failure to cure the tenant's default within ten (30) days of the Association's mailing to the Owner at Owner's last known address according to the records of Association, written notice to the Owner of such default.

The Owner transfers and assigns to the lessee, for the term of the lease, any and all rights and privileges that the Owner has to use the common elements of the Condominium Project, including but not limited to the use of all recreational facilities and other amenities.

The lessee agrees to be personally obligated, to the extent of its rental obligation under the lease, for the payment of all assessments against the Owner which become due during the term of the lease and any other period of occupancy by the lessee or which become due as a consequence of the lessee's activities, including but not limited to activities which violate provisions of the Declaration, the Bylaws, or the rules and regulations of the Association. The above provision shall not be construed to release the Owner from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

Upon request by the Board of Directors of the Association, the lessee shall pay to the Association all unpaid assessments, as lawfully determined and made payable during the term of the lease and any other period of occupancy by the lessee; provided, however, the lessee need not make such payments to the Association in excess of or prior to the due dates for rental payments unpaid at the time of the Board's request. All such payments made by the lessee shall reduce, by the same amount, the lessee's obligation to make rental payments to the lesser. If the lessee fails to comply with the Board's request to pay assessments, the lessee shall pay to the Association all late charges, fines, interest, and costs of collection, including but not limited to attorney's fees.

d. Compliance with Condominium Instruments. Each Owner shall cause all occupants of his or her Unit to comply with the Declaration as amended, Bylaws, the rules and regulations of the Signal Ridge Phase IV Homeowners Association, and the Homeowners and Tenant Manual and shall be responsible for all violations and losses or damage resulting from violations by such occupants, notwithstanding the fact that such occupants of the Unit are fully liable and may be personally sanctioned for any violation.

In the event that the lessee or a person occupying a Unit or his or her guest and/or visitor, violates the Declaration as amended, Bylaws, a rule or regulation or the Homeowners and Tenants Manual for which a fine is imposed, such fine shall be assessed against the lessee and/or occupant and the owner. Unpaid fines shall constitute a lien against the owner of the Unit.

In the event the Association proceeds to evict the lessee and/or occupant, any and all costs, including attorney's fees and court costs, associated with the eviction shall be assessed as an assessment against the Unit and the Owner, such being deemed an expense which benefits the leased Unit and the Owner thereof.

e. Applicability. This resolution shall apply to every person and/or entity that has an ownership interest in a Unit.

2. Non-compliance. Any lease or sale of a Unit entered into without complete and full compliance with the terms herein shall be deemed void and of no force and effect and shall confer no title or interest in a Unit to the purported lessee, except as may be otherwise provided in the Declaration. Owner, upon his or her failure to fully, completely, and timely comply with the terms herein, in the sole determination and discretion of the Board of Directors of the association, appoints the President of the Association as attorney-in-fact of Owner and authorizes the Association and the President as attorney-in-fact, to evict any occupant at Owner's expense.

Application of Payments

All payments received by the Association from or for the benefit of a Unit Owner shall be applied first to any outstanding fine charges, fees (including attorney's fees), costs, damages, and interest, and the balance shall be applied to assessments in the order of maturity (i.e. oldest first, next oldest second).

ATTACHMENT A

ARCHITECTURAL CONTROL

Architectural Control

1. Responsibility

Maintaining the architectural integrity of Signal Ridge Phase IV is the responsibility of the Board of Directors. Protective restrictions are in effect to help maintain the appearance and value of Signal Ridge Phase IV.

The Board of Directors has the authority to approve or reject any change or alteration (e.g., building, wall, fence, patio cover) to the exterior of any unit (referred to as all Common Elements) as provided for in the Declaration.

The Board of Directors may decide enforcement of the guidelines for architectural control.

2. Requirements

There will be no posting of notices, handbills or signs on any portion of the Common Elements. **“For Sale”** signs can be placed on the inside window of the unit.. Homeowners are required to contact the Board of Directors or managing agent for approval prior to posting the sign at their unit. **“For Rent”** or **“Lease”** signs **Can Not Be Displayed.**

No garments, rugs, or any other item shall be hung from any window, balcony, fence or patio, or from the exterior facade of any building on the property. The windows of each unit along with the related hardware are the responsibility of the individual homeowner.

ATTACHMENT B

SWIMMING POOL RULES

1. The Swimming Pool includes the:

- * Swimming Pools,
- * Clubhouse,
- * Associated furniture and walkways and landscaping.

The facilities are for the quiet, clean enjoyment of residents and their guests.

2. Quiet hours from 10:00 p.m. to 8:00 p.m.

NEVER SWIM ALONE OR PERMIT MINORS TO SWIM ALONE.

3. Lap Pool may be used for small children only if no lap Swimmers are present

4. No pets of any kind will be allowed in the pools or surrounding area

5 Only plastic or metal containers will be allowed in the pool area. Glass bottles and glass containers are specifically prohibited. Do not throw metal tab pulls or bottle caps in the pool. Place trash in the containers provided.

6. No rough or boisterous play will be permitted. No conduct or language offensive to others will be tolerated.

7. Persons having skin abrasions, open blisters, cuts, any skin disease, sore or inflamed eyes, a cold or the flu, nasal or ear discharge or any communicable disease should not enter the pool.

8. Only air floats are allowed; no floating lawn furniture. If the pool is crowded, please remove your float so all may use the pool.

9. Only recognized and publicly acceptable swim attire is allowed for sun bathing and in the swimming pool or lap pool. No swimming in clothes, cut-off jeans, or shorts is permitted.

10. Pool areas cannot be reserved for private parties.

11. **Club House reservations** may be made at the Signal Ridge offices on a first come first serve bases. Owners are not charged a fee for use of the Club House. Only those renting a unit must pay a fee of \$50.00. Both owners and renters are responsible for any damages during rental. **Must be current on dues to rent Clubhouse.**

12. No loud music is permitted in the pool area. This includes music from balconies or open windows. Please use ear phones to listen to music in the pool area.

No Lifeguard On Duty, Swim At Your Own Risk

ATTACHMENT D

BBQ GRILLS/PORTABLE FIREPOTS

All residence of Signal Ridge Phase IV should be aware the City of Rockwall has a fire ordinance prohibiting the use of any type of open fire burning on patios. Please read the following ordinance codes carefully.

Chimineas and other outdoor portable firepots that are not completely enclosed are considered open burning and shall comply with the following requirements:

307.4 Location. The location for open burning shall not be less than 300 feet (91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91 440 mm) of any structure.

Charcoal grills shall comply with the following:

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Propane Grills shall comply with the following; note that propane grills that exceed the limit stated below are not allowed to be stored on combustible balconies.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

*Ariana M. Adair
Fire Marshal
Rockwall Fire Dept.
385 S. Goliad
Rockwall, TX. 75087*

ATTACHMENT E

**SIGNAL RIDGE PHASE IV OWNER/TENANT PARKING STICKER
JANUARY 2008**

NAME: _____ UNIT: _____
HOME PHONE: _____ CELL PHONE: _____
FAX NUMBER: _____ E-MAIL: _____
CAR #1 CAR 2

MAKE: & MODEL: _____

YEAR & LICENSE # _____

CARD OR REMOTE FOR GATE: _____

NUMBER OF OCCUPANTS: _____

NAME: _____ DL#: _____ EXPIRES: _____

NAME: _____ DL#: _____ EXPIRES: _____

NAME: _____ DL#: _____ EXPIRES: _____

MOVE IN DATE: _____ MOVE OUT DATE: _____ (IF LEASED)

ALL VISITORS OF RESIDENTS SHOULD PARK IN UNMARKED SPACES OR THOSE MARKED "VISITORS".

OWNER AGREE TO:

1. SEND A COPY OF THE LEASE TO SIGNAL RIDGE PHASE IV MANAGEMENT COMPANY.
2. NOTIFY SIGNAL RIDGE PHASE IV MANAGEMENT COMPANY OF TENANT MOVE IN AND MOVE OUT DATES, TO ENSURE MANAGEMENT'S RECORDS ARE CURRENT.
3. ENSURE HOMEOWNERS AND/OR TENANTS HAVE A CURRENT COPY OF THE HOMEOWNERS' RULES AND REGULATIONS. IF A TENANT LIVES IN THE UNIT, THIS IS THE HOMEOWNERS RESPONSIBILITY.
4. MAKE SURE ALL CARS HAVE A VALID IDENTIFICATION STICKER (2 CARS PER UNIT ONLY)
5. FAILURE TO COMPLY WITH THESE 5 LISTED STEPS COULD RESULT IN CARS BEING TOWED AND/OR FINES IMPLEMENTED. THE STICKER MUST BE PLACED ON THE INSIDE OF WINDSHIELD, ABOVE REGISTRATION STICKER.

FIRST OFFENSE WILL BE \$200.00, SECOND OFFENCE WILL BE \$300.00, AND \$100.00 ADDED AT EACH ADDITIONAL OCCURANCE. ALL FINES INCURED ARE THE RESPONSIBILITY OF THE HOMEOWNER. IF THESE FINES ARE NOT PAID THE AMOUNT (S) OWED WILL BE ADDED TO THE OWNERS ACCOUNT.

SIGNATURE OF OWNER OR TENANT

DATE

**WHEN THE ABOVE FORM IS COMPLETED YOU MAY DROP IT OFF AT THE FOLLOWING LOCATION
SIGNAL RIDGE PHASE IV BUILDING 6 UNIT 2030 NORMA CAULEY
PHONE: 972-772-8755. THERE IS A CONTAINER OUTSIDE THE DOOR TO
PUT THE FORM IN. YOUR STICKER (S) WILL BE RETURNED TO YOU**

ATTACHMENT F
SIGNAL RIDGE PHASE IV OWNER/TENANT EXTRA PARKING
JANUARY 2008

In the event an owner/tenant is in need of the use of a third parking space, they may enter into an agreement with another owner/tenant who has an assigned (by unit number) parking space that is not currently used.

ASSIGNOR: _____
Unit number of parking space to be assigned

ASSIGNEE: _____
May use above designated parking space until assignment is withdrawn by assignor sending a withdrawal letter to the Management Company (AMGI)

DATE OF TEMPORARY ASSIGNMENT

SIGNATURE OF ASSIGNOR

SIGNATURE OF ASSIGNEE

VEHICLE LICENSE NUMBER/ MAKE/MODEL/ YEAR

Should you have any questions regarding this form please call the
Norma Cauley
Phone 972-772-8755

THIS FORM MUST BE COMPLETED AND SENT TO THE FOLLOWING:
NORMA CAULEY BUILDING 6 UNIT 2030 IN SIGNAL RIDGE PHASE IV.
YOUR STICKER (S) WILL BE RETURNED TO YOU