

ORDINANCE No 99

AN ORDINANCE TO ADOPT AND SET UP A STANDARD POLICY IN THE TOWN OF INDIAN LAKE, TEXAS ESTABLISHING THE POLICY FOR THE RESIDENTS AND VISITORS AT THE HENDERSON 1575 APARTMENTS LOCATED AT 32440 FM 1575, LOS FRESNOS, TX 78566 TO INSURE THE SAFETY OF ALL OF THE RESIDENTS AND VISITORS OF THE TOWN OF INDIAN LAKE, TEXAS.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF INDIAN LAKE, TEXAS, THAT:

SECTION 1: GUESTS AND UNATTENDED / UNSUPERVISED CHILDREN:

- A. At no time are any other person(s) to be living in the apartment other than those listed on the TAA lease contract unless approved by management prior to moving into apartment. All guests must be accompanied by the resident they are visiting to use any of our facilities. Resident must not leave children (under age 15) unattended or unsupervised. *(Please refer to Texas Penal Code - Section 22.041 -Abandoning or Endangering Child).*
- B. Trespassing on any property belonging to the HENDERSON 1575 Apartments is strictly forbidden. Violators will be prosecuted. No exceptions.
- C. Climbing over any fence on any property belonging to the HENDERSON 1575 Apartments is strictly forbidden. Violators will be prosecuted. No exceptions.

SECTION 2: POOL RULES / BASKET BALL COURTS:

- A. Pool: There is **NO LIFEGUARD ON DUTY**. Swim at your own risk.
- B. Pool / Basketball Court: Emergency phone is located at the swimming pool area. This phone will connect directly to 911 operators.
- C. Pool/ Basket Ball Court hours are 10 am – 10 pm. (Seasonal). Pool will be Closed on Monday for cleaning.
- D. Pool / Basket Ball Court and any other amenities: Resident must accompany all guests (2-guests per apartment maximum) as well as any persons under age 16. Resident(s) must be in attendance at all times with guest(s) when using the pool.
- E. Glass containers **ARE NOT ALLOWED** at the pool or basketball area at any time.
- F. POOL: No diving, pushing, shoving or running allowed. No rafts or floats or games allowed due to size of pool area.

- G. Regulation swimwear only. No cut-offs or street clothes, no diapers or other non-regulation swim wear allowed in pool.
- H. Pets are not allowed at pool or basketball area at any time. This provision does not apply to a registered service animal.
- I. No grills/grilling inside the pool or basketball fenced area. All trash must be placed in trash containers prior to exiting the pool area or basketball area.
- J. Music must be kept to a level at that does not disturb others.
- K. No disorderly conduct allowed. Any type of disturbance will be reported to the onsite courtesy officer.

SECTION 3: GYM:

- A. Music must be kept to a level at that does not disturb others.
- B. No disorderly conduct allowed. Any type of disturbance will be reported to the onsite courtesy officer.
- C. Hours of operation will be 24 hours if behavior and minor supervision is followed. Management reserves the right to change hours if necessary due to failure to comply with community polices. Same criteria of rules will be followed for all amenities.

SECTION 4: VEHICLES/PARKING:

- A. Speed limit is 10 MPH OR LESS.
- B. Campers, trailers, boats, buses, extended length or oversized trucks, recreational vehicles, and all other vehicles that do not fit in regulation parking space are not to be parked on the premises at any time. Work vehicles, additional vehicles or vehicles that are not moved regularly must be parked where management designates.
- C. Automobile repair work is not allowed on the premises. All vehicles must maintain current state inspection and registration requirements to remain on the premises.
- D. Any motor vehicle that is parked in a fire lane, handicapped space, blocking a trash receptacle, double-parked abandoned (non-current registration) or inoperable will be towed at owner's expense without notice. Management will not be responsible for any damage to the vehicle involved.
- E. Motorcycles must be parked legally in parking space. At no time should the motorcycle be parked on the sidewalk, breezeway, patio/balcony, entry way or any area other than parking lot. Motorcycles illegally parked will be towed immediately at owner's expense.

- F. All garages and covered parking spaces are assigned to residents for a monthly fee. If you are parked in a covered or reserved parking space not assigned to you, your vehicle will be towed without warning and at your expense.

SECTION 5: FIRE HAZARDS:

- A. No flammable objects or combustible substances are to be stored in your apartment or patio/balcony outside storage closets, or garage.
- B. CHARCOAL GRILLS ONLY. *GAS/PROPANE GRILLS ARE NOT ALLOWED.* All grills must be moved a minimum of 10-feet from building when in use. Failure to comply could result in fines.

SECTION 6: DISTURBANCES :

- C. Stereos, radios, televisions, etc. should be kept at a minimum level so neighbors are not disturbed. *(If you can hear any of these sounds outside your apartment door, then it's too loud.)*
- D. Car radios must be turned down upon entering the property.

SECTION 7: COMMON AREA CONDUCT:

All common areas including, but not limited to parking lots, stairwells, breezeways, hallways, courtyard areas, clubroom, media room, fitness center, and pool areas are provided for the use and enjoyment of all residents. Any resident, co-resident and/ or guest acting in an unreasonable, threatening and/ or offensive manner will be subject to removal from the property. Any illegal activity or threatening behavior will result in 24 HOUR NOTICE TO VACATE the premise. Should resident fail to comply with NOTICE TO VACATE, criminal and/or Eviction proceedings will begin.

SECTION 8: ILLEGAL DRUG ACTIVITIES:

Any known or suspected illegal or criminal drug activities observed at or within your residence will be reported immediately to the proper authorities. We do not tolerate the possession, use or distribution of illegal drugs or drug paraphernalia and we cooperate fully with local authorities in order to prohibit their use and to assist in the arrest and conviction of these persons who are guilty of such illegal or criminal activity. You will be issued a NOTICE TO VACATE your apartment should you or any other co-resident or guest for being involved in any of the above listed activities or any other illegal activity resulting in the arrest of any person associated with you or any guest.

SECTION 9: PETS:

- A. HENDERSON 1575 welcomes pets under 75 pounds with the following restrictions:
AGGRESSIVE BREEDS ARE NOT ALLOWED, REPTILES ARE NOT ALLOWED (e.g. snakes, lizards, spiders, etc.).
- B. All pets must be approved by management prior to bringing the pet. All pets must have current shots along with a copy of the shot record statement from the Veterinarian.
- C. All pets require a \$200.00 refundable per pet deposit. (*2 pet maximum - no exceptions*).
- D. Pets are to be on a leash at all times and walked only in designated pet areas. Residents are required to clean up after their pet. Failure to pick up after pet will result in *lease violation charges of \$100.00 per occurrence*. Continued violations of pet policies could result in the NOTICE TO VACATE and/ or non-renewal of lease, and pet being removed from the property.

SECTION 10: POSTING OF SIGNS:

- A. Posting of signs or advertisements is prohibited within the property lines of the HENDERSON 1575 Apartments.
- B. Soliciting is prohibited within the property lines of the HENDERSON 1575 Apartments.

SECTION 11: VIOLATIONS AND FINES:

Any person, firm, or corporation violating any of the provisions of this ordinance will not only face the consequences listed in the above ordinance from the Management of the HENDERSON 1575 Apartments but will also be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the TOWN OF INDIAN LAKE, Texas, shall be punished by a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense. Every day a violation occurs shall constitute a separate offense.

PASSED AND APPROVED this the 18th day of April, 2018

Barbara Collum, Mayor

ATTEST:

Amy Gonzales, Town Secretary

