

THE LODGES AT THE BANDIT GOLF CLUB CONDOMINIUMS

RULES AND REGULATIONS

1. Applicability and Enforcement of Rules and Regulations. The Rules and Regulations stated herein apply to all owners, occupants, and guests and may be changed or added to by Declarant or the Board of Directors as set forth in the Condominium Declaration. The Rules supplement the Condominium Declaration. Any terms used herein has the same definition as in the Declaration. The Rules are enforceable in the same manner as all other matters affecting the usage of the condominiums and activities thereon as provided for in the Declaration.
2. Security safety and lighting. Neither the Association nor the Association's management company provides or warrants security. Each occupant is responsible for his own security and that of his family and guests. Owners and Occupants are requested to immediately report common area lighting problems or hazardous condition's immediately to the Association or the Association's management company representative.
3. Storage of property on patios or balconies that are limited common elements. No property may be stored temporarily or permanent on stair landings. The only items which may be stored temporarily or permanently on the patios or balconies are outdoor lawn chairs, lounges, and patio tables, and provided they do not appear to be in disrepair. All other property must be kept inside the dwelling including towels, clothes, bathing suits, mops, brooms. All property stored in violation of the rule may be removed and disposed of without prior notice by any board member or management company representative.
4. Storage of property in common elements. No property may be stored temporarily or otherwise in or on the common elements except that which is used by the Association or its management company representatives in maintaining and operating the common elements.
5. Garbage. Garbage shall not be left or deposited, even temporarily, on any outside area of the condominiums, including the common elements and limited common elements. Garbage must be placed in plastic bags and disposed of in the designated receptacle for the condominiums.
6. Liability for animals. The pet owner is liable for all i) all injury to other occupants of the condominiums and ii) damage caused by any animals kept on the property. The Unit Owners agree, for themselves, and their families, guests, tenants, and invitees, that neither the Board members nor the Association shall have any liability for any injury or damage caused by any animal brought or kept upon the Property, with or without the permission of the Board, by a Unit Owner, tenants, or guests. The pet owner shall be responsible for immediate removal of pet defecation from common areas. 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.

7. Children. Each Owner, guest, invitee, or tenant is responsible for the conduct of their respective children. All children under the age of 12 must be supervised by an adult at all times while on the Property.

8. Noise and Behavior of Occupants. Unit Owners and occupants shall:

- a) Refrain from playing radios, televisions, stereos or other electrical or mechanical devices such that they may be heard outside the Unit;
- b) Exercise conduct that respects the rights and privileges of other Unit Owners and Occupants
- c) Refrain from doing anything or allowing anything to be done that will annoy, harass, embarrass, or inconvenience other Unit Owners or occupants.
- d) Exercise reasonable care to avoid making or permitting to be loud, disturbing, or objectionable talking, noises, or noxious orders that are likely to or do disturb other Unit Owners or occupants.

9. Vehicles On Property: No trailer, motor home, tent, boat, watercraft, marine craft, hovercraft, aircraft, recreational vehicle, motor home, camper, camper body, travel trailer, or truck larger than a one (1) ton pick-up, or wrecked, junked, inoperable, or without current license and inspection, vehicle shall be kept, parked, stored, or maintained on the Property. No dismantling or assembling of a motor vehicle, boat, trailer, truck, or any other machinery or equipment shall be permitted on the Property. Only vehicles belonging to the Unit Owner and the Owner' Invitees or Tenants are permitted to be parked in the parking space designated for that particular Unit. All other parking spaces are available on a first-come first-serve basis to the Unit Owners and the Owner's Invitees and Tenants. All vehicles must be parked in the portions designated as parking spaces. No commercial vehicle bearing commercial insignia or names shall be parked on the Property, unless such vehicle is temporarily parked for the purpose of serving the Unit. Any vehicle located on the Property in violation of this provision and any vehicle objectionable to the Board is subject to immediate towing without notice and all expenses of towing and storage will be incurred by the vehicle's owner

10. Occupancy: Occupancy of a Unit shall be limited to four persons per two bedroom and six persons per two bedroom with game room or three bedroom; provided however, that up to eight persons per two bedroom and twelve persons per three bedroom will be permitted up to a maximum of 14 consecutive days.

11. Change of Address. Unit Owners shall keep the Association timely informed of their current addresses and emergency telephone numbers.

The above Rules were adopted on _____, 2008 by
Declarant.

BANDIT CONDOMINIUMS, L.L.P., a Texas limited
partnership,

By: FORESIGHT CONDOMINIUM
PARTNERS, LTD., a Texas limited
partnership, Managing Joint Venturer

By: PEDMILL, L.L.C., a Texas limited
liability corporation, its General Partner

By: _____
DANIEL A. PEDROTTI, JR., Member