

KTOA At – A - Glance Rules

The following are the Rules for Karankawa Townhouse Owners Association. Homeowners who rent their units are responsible for conveying the Association's rules to the rental company of their choice and to renters.

- ▶ External additions or changes - modifications or additions to the structure of the building including but not limited to flag poles, exterior antennae, and landscaping require approval by the Architectural Control Committee.
- ▶ Contractors – prove of insurance (commercial liability and workers compensation) needs to be directed to the Board of KTOA by any contractor performing work on part of the property for which the Association would be responsible or for any work performed on the exterior of the property. The homeowner is responsible for ensuring that this happens BEFORE any work begins.
- ▶ Trash – pick-up is Monday mornings. All regular trash must be placed in dumpster. HEAVY TRASH: must be hauled away at owner or contractor's expense.
- ▶ Bar-B- Q Usage – the City of Galveston's regulations prohibit use of charcoal bar-b-q on all decks and at least 10 feet from stairs and storage room areas. Owners must abide by this regulation.
- ▶ Pets – animal droppings are expected to be immediately cleaned up and sanitarly disposed. All pets shall be lashed when outside.
- ▶ **Parking** – parking is limited to each homeowners driveways and NOT on common driveway or common ground or where marked by designated signs.
- ▶ Noise Disturbances – report any disturbances to the Galveston Police department

Homeowner's Maintenance Responsibilities

- ▶ Window frames and doors – periodic inspections for heavy flashing rust damage around the windows and doors. Any replacement of windows must meet the state requirements for Windstorm and Hail Insurance coverage and a certificate of inspection is due upon completion of job..
- ▶ Fireplace Inspections - fireplaces that are or can be in use require an annual inspection. Certificate of inspection must be provided to the board of KTOA.
- ▶ Septic Tanks – disposal of non-biodegradable items such as hair, shrimp peel, egg shells, facial tissue, coffee grinds, and cigarette butts will cause damage to the septic tank. These are not to be disposed of through plumbing.