



**ALADDIN VILLAS PROPERTY OWNERS ASSOCIATION,  
INCORPORATED  
1415 Aladdin Villas Boulevard West  
Mission, Texas 78572**

**REFERENCE MANUAL**

This reference manual provides a brief reference to the documents that govern Aladdin Villas Property Owners Association Inc. These documents include:

- Deed Restrictions recorded in the Hidalgo County, State of Texas Courthouse in Volume 1824, pages 599 through 604, 17 February 1983;
- Aladdin Villas Property Owners Association, Inc. Articles of Incorporation 29 November 1988;
- Bylaws as published and adopted 12 December 1988 together with subsequent amendments,
- Motions approved by the Aladdin Villas Property Owners Association, Inc. and/or Board of Directors in meetings from February 1989 to September 2014.

Each item is referenced to its source. Every attempt has been made to make this reference complete; however, the source documents ultimately prevail. Residents should refer to the source documents in any issue of concern.

It should be noted that: "Compliance Committee", Architectural Review Committee" and Vice President Properties are all equivalent and: "Common Elements", "Common Areas", and "Aladdin Villas Facilities" are all equivalent.

The following abbreviations are used in the Reference Column:

- DR -Deed Restrictions
- BL -Bylaws
- BOD -Board of Directors' Meeting
- GMM -General Membership Meeting

<b>SECTION A: DEFINITIONS</b>		<b>Reference</b>
1.	Aladdin Villas is a 55 and over housing exempted community as set forth in Section 807 of The Fair Housing Act (42 U.S.C.A. 3607) and amended by The Housing for Older Persons Act of 1995. It is the intent to follow the directives of said law.	BL Preamble
2.	Deed Restrictions as filed 17 February 1983 in Hidalgo County Courthouse, Volume 1824, pages 599 through 604.	DR
3.	Membership of the Corporation is composed of owners of Aladdin Villas lots.	DR Item 3 BL Item 2.1 BL Item 3.1 BL Item 12.1.a
4.	Lot numbers and location are designated on plat filed in Hidalgo County Courthouse.	DR Item 3
5.	There are 259 Lots in Phase I (West side of Stewart Rd) and 284 Lots in Phase II (East side of Stewart Rd).	Plat layout
6.	Each lot owner owns their lot and an undivided interest in the common elements. (Each lot has 1/543 of the total common elements attached to it.)	DR Item 3
7.	Ownership of lots and improvements on them cannot be separated from the undivided interest in the common elements that are attached to each lot.	DR Item 3
8.	Common elements include all buildings, improvements and equipment in the subdivision, which are not privately owned and are not part of public streets or utilities.	DR Item 3
9.	Restrictions, regulations and privileges set forth in the Deed Restrictions are covenants that are attached to each lot, and are transferred with the lot when sold.	DR Item 4



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**SECTION B: LOTS**

		<b>Reference</b>
1.	No change in drainage is permitted on any lot. Berms – the high points and Swales – the low points of the drainage system)	DR Item 7(7a)
2.	All lots must conform to the approved drainage plan for Aladdin Villas, as defined in the City of Mission Memorandum of October 29, 1993 entitled “Enforcement of Approved Drainage Plan” and memoranda of September 20, 1998 and July 9, 2012.	City of Mission Memorandum
3.	Motor homes, campers or trailers, may be placed on lots provided they meet all setback requirements.	DR Item 5
4.	Vacant lot maintenance, including mowing, is the responsibility of the owner. If the owner does not maintain lot, the Corporation will order or perform the necessary work and will charge the owner for such work.	DR Item 7(6)
5.	Dumping of any rubbish or debris on any lot is prohibited.	DR Item 7(10)(5)
6.	Unightly objects or nuisances are not permitted on any lot.	DR Item 7(10)(6)
7.	No lot may be used in any way that may endanger health or unreasonably disturb other lot owners.	DR Item 7(10)(6)
8.	After placement of residence on lot, all unpaved areas, including property lines and utility easements, must be reasonably landscaped.	DR Item 7(5)
9.	Each owner must maintain required easements for utilities.	DR Item 7(5) DR Item 7(9)
10.	No truck (except pick-ups), commercial or unsightly vehicle may be kept on any lot unless stored in appropriate building or properly screened.	DR Item 7(10)(1)
11.	No tank for storage of oil or other fluid (except LPG tanks) may be constructed or maintained above the surface on any lot.	DR Item 7(10)(3)
12.	Storage of LPG limited to two (2) forty pound tanks on any lot or combination of lots under one owner.	GMM 11/5/92
13.	No draining of any refuse, sewage or pollutant is permitted.	DR Item 7(10)(4)
14.	All lavatories, toilets and bath facilities shall be installed indoors.	DR Item 7(10)(4)
15.	If any lot or improvement is not maintained, the Corporation or its representatives may enter for the purpose of maintenance, restoration or repair and have the right to charge the owner the cost of work done.	DR Item 7(10)(5)

**SECTION C: BUILDING AND CONSTRUCTION**

		<b>Reference</b>
1.	All buildings shall have an approved Aladdin Villas Architectural Review Permit <i>AND</i> must meet the requirements of Mission City Ordinances before the start of construction.	DR Item 6(5)
2.	All dwellings must meet the set-back requirements of the City of Mission.	City of Mission Ordinances
3.	All site built homes must leave a minimum of 30% of the lot area open or permeable where rainfall as well as some of the street runoff can soak into the ground	Mission Memo 10/29/93, B.3
4.	All construction of any kind, including residences, auxiliary buildings, non pervious walks or drives, awnings, carports and fencing, and the placement of mobile homes or other structures on any lot must have prior approval of the Control Committee.	DR Item 5 DR Item 7(2)
5.	Plans, including plot plan, with dimensions clearly indicated must accompany requests for any construction and be included with the filed copy of the permit if issued. Reference the Architectural Permit in Section 7 of the Blue Book.	DR Item 7(2)
6.	Driveways must meet City of Mission requirements.	City of Mission Ordinances



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<b>SECTION C: BUILDING AND CONSTRUCTION (continued)</b>		<b>Reference</b>
7.	A driveway, properly installed, paved, and with good drainage, must be installed for each residence.	DR Item 6(6)
8.	Space for parking of two cars must be provided for each residence, but one of the spaces may be inside the garage.	DR Item 6(6)
9.	Mobile Home Requirements: -Must not be more than 3 years old. -Must have a minimum of 840 square feet of living area. -Must be inspected by and receive prior written approval of Vice President Properties before placement on any lot. -Must be anchored to the ground or to a concrete slab to meet or exceed the requirements of the Mobile Home Manufacturer and the City of Mission. -Must be completely skirted. -Must conform to utility requirement of the City of Mission.	BL Item 13.4(g) BL Item 13.4(g) BL Item 13.4(g)  DR Item 6(1)  DR Item 6(2) DR Item 6(2)
10.	Fences shall not exceed 36 inches in height, must not extend beyond front of residence, and corner fences are prohibited on traffic corners (Street intersections).	DR Item 6(3)
11.	A landscaping feature may be constructed not closer than one foot from any paved right-of-way and not higher than 24 inches in height, subject to applicable city ordinances, and must have prior written approval of the Compliance Committee.	BOD 4/26/89
12.	Only one freestanding auxiliary building of any kind may be erected or placed on any property description where a dwelling already exists and shall conform to all current City Codes or Ordinances. Freestanding auxiliary buildings are not permitted on properties where no dwelling exists.	BL Item 13.4(h)
13.	A privacy screen is allowed between properties, not to exceed twelve feet long and six feet high, with an approved architectural permit and the approval in writing of the adjacent property owner.	BOD 9/25/14
14.	As of May 30, 2013 all Blue Book exceptions will grandfathered in and henceforth all Blue Book regulations pertaining to Deed Restrictions will be enforced.	BOD 5/30/13
15.	The Board of Directors must keep insurance of common areas at 80-90% of replacement cost.	BOD 3/14/13

<b>SECTION D: COMMON AREAS</b>		<b>Reference</b>
1.	Each owner has ownership of an equal undivided share or interest to all Common Property for each lot owned.	DR Item 3
2.	Each owner must pay a pro-rated maintenance fee on an annual basis for the maintenance, upkeep and operation of Common Areas on each lot described in the Original Plat Registration.	DR Item 7(7) DR Item 7(7a)
3.	No owner may waive or otherwise escape liability for maintenance assessment by non-use of Common Areas or by abandonment of the member's lot or by combining any number or fraction of a lot together.	DR Item 7(8)
4.	The facilities of Aladdin Villas shall not be used for the support of any specific political party or candidate.	BL Item 13.4(j)



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**SECTION D: COMMON AREAS (continued)**

		<b>Reference</b>
5.	No Corporate Property may be taken from its usual place for personal use.	BOD 1/27/94 BL Item 5.1.4
6.	No changes, repairs, additions, alterations, or modification to any Common Area property or equipment of any kind may be made prior to obtaining approval of the Board of Directors.	BL Item 5.1.2
7.	The Common Areas are for the private use of lot owners and their guests. The Board of Directors shall have sole authority to decide if sponsored functions are for owners only, or if guests shall be permitted to participate.	DR Item 7(7) BL Item 5.1.5
8.	All children must be accompanied by an adult when using Aladdin Villas facilities. If the adult is not the member, the adult must have and display the badge (name tag) of the member. Members shall be responsible and liable for acts of guests while using Aladdin Villas facilities.	BL Item 13.4(d)
9.	No use of Aladdin Villas name shall be permitted without prior approval of the Board of Directors.	BL Item 5.1.3
10.	Smoking shall be permitted in designated areas only on Common Property, and shall be in accordance with local fire ordinances. All buildings and the swimming pool area have been designated as smoke free areas.	BOD 9/27/89 BOD 3/10/94 BOD 3/11/2004
11.	Aladdin Villas common area facilities shall not be rented or their use permitted by outsiders.	GMM 11/2/89
12.	Aladdin Villas Property Owners' Association, Inc. shall administer the Common Areas through the Association, The Board of Directors, and its various committees.	DR Item 7(7)
13.	Any activity requiring the moving of equipment from one location to another must have prior approval of the Board of Directors.	BOD 10/27/94
14.	All donations and or gifts to the Corporation are subject to the approval of the Board of Directors.	BOD 11/30/95
15.	There will be no vendors or their equipment occupying any common area outside the west building until the day of the Craft Show.	BOD 1/22/02
16.	Residents may be held financially responsible for the cost of correcting damage, disarray, disorder or dirty conditions caused by their or their guest's acts. Actual direct cost plus any revenue lost due to equipment or facilities being unusable may also be assessed.	BOD 8/28/14

**SECTION E: OCCUPANCY**

		<b>Reference</b>
1.	No garage, storage or outbuilding or recreational vehicle shall be used as living quarters or residence, either temporarily or otherwise.	DR Item 7(10)(1)
2.	No more than two adults shall occupy or reside in any dwelling except as temporary guests.	BL Item 13.4(a)
3.	No dwelling shall be occupied, rented or leased to any family with children under 18 years of age.	BL Item 13.4(b)
4.	Visits of children or other guests shall be limited to one (1) 30 day stay in any calendar year.	BL Item 13.4(a) BL Item 13.4(b)
5.	Exemptions to the limits on visiting time be it either children or adults (such as live in health-care workers) may be granted by the Board of Directors for specified periods of time not to exceed 6 month at a time.	BL Item 13.4(c) GMM 11/2/89



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**SECTION E: OCCUPANCY (continued)**

		<b>Reference</b>
6.	Owners are responsible and liable for acts of tenants while using common areas or common area facilities.	BL Item 13.4(e)
7.	The subdivision shall be used for residential purposes only with no commercial areas.	DR Item 5
8.	Each Owner shall have one vote per lot, which may be cast in person or by a designated proxy in all duly authorized meetings.	DR Item 7(7) BL Definitions
9.	Recreational vehicles may be stored on owner's property or on adjoining parallel property under the same ownership. With owner's permission, they may also be stored on vacant lots within the subdivision. In all cases, storage must comply with deed restrictions, the bylaws and City of Mission ordinances.	BL Item 13.4(i)

**SECTION F: ENFORCEMENT**

		<b>Reference</b>
1.	The Board of Directors and their delegated representatives shall have the authority and responsibility to enforce by any of the proceedings at law, or in equity, of all provisions of the Deed Restrictions or Bylaws.	BL Item 13.3
2.	Failure to enforce any of the provisions listed either presently or in the past, shall not be considered a waiver to do so thereafter.	BL Item 13.3
3.	Invalidation of any one of the provisions shall not affect the others.	DR Item 7(11)(3)
4.	All complaints concerning violations must be made in writing and signed.	BOD 4/11/91
5.	Assessments not paid shall become liens on the property affected.	DR Item 7(8)
6.	Authority for enforcement of provisions of the Deed Restrictions, Bylaws, and actions of the Board of Directors and General Membership shall be vested in the Vice President: Properties under the direction of the Board of Directors.	BL Item 6.2.7
7.	The Board of Directors, as assigns of the Developer, shall have the authority to settle disputes over the interpretation of the Deed Restrictions and Bylaws, and their decisions shall be final and binding on all interested parties.	DR Item 7(11)(1) BOD 2/28/89 BL Item 13.2

**SECTION G: PARKING**

		<b>Reference</b>
1.	Parking of any vehicle, including cars, motorcycles, motorhomes, vans, trailers, trucks or equipment must be in compliance with City of Mission requirements.	City of Mission Ordinances
2.	Parking for visitors on common areas is permissible for periods not to exceed two (2) weeks, by requesting issuance of a permit from the Corporate Office.	BOD 11/9/95
3.	No vehicle shall be parked on common area property except in designated parking lot areas.	BOD 11/9/95
4.	No vehicle shall be stored on common area or on parking lot areas, including vehicles for sale, except by Board approval.	BOD 11/9/95
5.	Parking of golf carts and bicycles is not allowed under overhangs of the clubhouses.	BOD 5/13/10

**SECTION H: TRASH AND RUBBISH REMOVAL**

		<b>Reference</b>
1.	All owners, owning a dwelling, will be charged an annual fee based on waste collection costs.	BL Item 10.5
2.	No container for storage of garbage, trash, rubbish or refuse shall be allowed on private dwellings where it is visible from the street.	DR Item 7(10)(7)
3.	Garbage, trash or refuse must be placed in plastic bags and placed in dumpsters provided.	DR Item 7(10)(7)



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**SECTION H: TRASH AND RUBBISH REMOVAL (continued)**

**Reference**

4.	Tree branches, plant trimmings, lawn debris, construction materials, furniture, and appliances (except refrigerators and freezers) must be placed in the Roll Off dumpster.	BOD 5/8/14
5.	Grass clippings must be placed in plastic bags before placing in the Roll Off dumpster.	BOD 11/9/95 BOD 5/8/14
6.	All waste materials must be placed inside dumpsters	BOD 11/9/95
7.	All boxes and cartons shall be flattened and reduced to minimum size.	BOD 11/9/95
8.	Dumpsters are for use of Aladdin Villas residents only.	BOD 11/9/95

**SECTION I: PETS/ANIMALS**

**Reference**

1.	No domestic or other animal shall be bred, raised or maintained for commercial purposes.	DR Item 7(10)(2)
2.	Dogs, cats, and other household pets may be kept if fenced in or kept on a leash.	DR Item 7(10)(2)
3.	No animal, with the exception of "Seeing Eye" Guide Dogs, shall be allowed in any area of either Clubhouse, or in the swimming pool areas.	BL Item 13.4(f)
4.	Droppings from animals being walked must be picked up and disposed of properly.	BOD 11/9/95

**SECTION J: SIGNS**

**Reference**

1.	One (1) "For Rent" or "For Sale" sign, not to exceed 24" by 36" in size, may be placed on a lot.	DR Item 7(10)(6)
2.	No advertising signs, or billboards, shall be erected, placed, or permitted on any lot by Lot Owners without specific written permission of the Board of Directors, and then for only predetermined periods of time.	DR Item 7(10)(6)
3.	No sign of any kind shall be placed on any Common Area property unless authorized by the Board of Directors or the Committee person directly appointed by them.	BOD 11/9/95

**SECTION K: SWIMMING POOL, SPAS, and RELATED FACILITIES**

**Reference**

1.	Swimming pool entrances shall be secured AT ALL TIMES for safety reasons.	BOD 9/25/14
2.	No life guard on duty, swim at your own risk.	BOD 4/29/99
3.	All children 18 and under must be accompanied by an adult.	BOD 4/29/99
4.	Everyone must shower before entering hot tub or pool. Take a soapy shower after applying oil or suntan lotion before entering pool.	BOD 4/29/99
5.	Proper swimwear must be worn in hot tub or pool.	BOD 4/29/99
6.	No running, jumping, or diving in hot tub or pool area.	BOD 4/29/99
7.	No glass containers in pool area.	BOD 4/29/99
8.	No play type inflatable animals, mattresses, etc. allowed.	BOD 4/29/99
9.	The use of swimming aids & exercise equipment is allowed.	BOD 4/29/99
10.	Persons with skin infections or open wounds will not be permitted in the hot tubs or pool.	BOD 4/29/99
12.	Aladdin Villas residents will be held legally responsible for their guests.	BL Item 13.4(d)
13.	Only authorized persons are permitted to operate pool equipment, including pumps, controls, thermostats, etc.	BOD 11/9/95
14.	Gates must be kept closed at all times.	BOD 11/9/95



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**SECTION L: USE OF ALADDIN VILAS FACILITIES BY OWNERS**

**Reference**

1.	Aladdin Villas facilities may be used by members of Aladdin Villas Property Owners' Association, Inc. for personal use and events under the following conditions and stipulations, at no charge:	BL 13.5
2.	The facility requested and time desired shall be requested, confirmed and scheduled with the individual designated by the Board of Directors for this function.	BL 13.5(a)
3.	The facility requested shall not have been previously scheduled for this date and time.	BL 13.5(b)
4.	The persons using the facility shall consist of a minimum of 51% (over one half) Aladdin Villas Owners.	BL 13.5(c)
5.	The facility shall not be used for commercial purposes unless a majority of the Board of Directors has given prior approval for such use.	BL 13.5(d)
6.	Facilities shall not be scheduled for more than one 24-hour period in any given month by any single individual, or for any single purpose.	BL 13.5(e)
7.	The Facilities requested and assigned shall be commensurate with the number of guests planned for the event.	BL 13.5(f)
8.	Users of facilities shall have total responsibility for turning on lights, air conditioning or heat, and any other equipment used, and shall be responsible for turning off all utilities and equipment when the event is ended.	BL 13.5(g)
9.	All clean-up shall be the responsibility of the person who reserves the facilities, and in the event the facilities are not properly cleaned and restored to the same condition existing before the event, the corporation shall have the power to have the facility cleaned and charge the cleaning to the person who reserved the facility.	BL 13.5(h)
10.	Damage or breakage of any Corporate property during use for personal purposes shall be paid for by the person reserving the facilities, and agreement to such payment for damage or breakage shall be a condition of use..	BL 13.5(i)
11.	The date and time of use of the facilities requested shall be determined at the time they are requested and reserved, and use shall not exceed the assigned time period, but in no case shall period of use exceed the time limit of 12:00 Midnight.	BL 13.5(j)
12.	Person reserving the facilities agrees to restrict all guests to assigned space and other reserved facilities.	BL 13.5(k)
13.	In the event there is any dispute or conflict in assignment and/or use of any Aladdin Villas Facilities, the Board of Directors shall arbitrate such dispute or conflict and the decision of a majority of Board members shall be final and binding on all interested parties.	BL 13.5(l)
14.	Where there is a caretaker companion to a resident, if they would like for them to use our facilities with the resident accompanying them, the resident should write a letter to the Board for approval.	BOD 10/24/02

**SECTION M: MISCELLANEOUS**

**Reference**

1.	Memorial Fund Donations are the responsibility of the Treasurer.	BOD 2/23/12
2.	All computer system changes must be approved by the Board of Directors.	BOD 8/30/12
3.	Ballots shall be held by the secretary until 16 days after a vote and then destroyed if no recount request if received..	BOD 12/13/12
4.	There will be a \$20 research fee and \$1 per page charge for copies of records requested by members.	BL 12.1
5.	PayPal can be used to pay association fees for a 3% additional charge.	BOD 5/8/14