

GOODWIN MANAGEMENT, INC.

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VIOLATION AND FINE POLICY **FOR** **WOODS OF BRUSHY CREEK VI HOMEOWNERS ASSOCIATION**

9/02

Updated 5/19/04

The purpose of this policy is to establish guidelines for some of the frequent types of violations addressed in the Deed Restrictions. It is not intended to be a complete list of all possible violations. For more complete information, refer to the *DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR WOODS OF BRUSHY CREEK VI* (henceforth referred to as CCR's).

All properties shall at all times be kept in a healthful, sanitary & attractive condition (CCR's 6.12)

Yard maintenance needed: Yards must be maintained on a basis frequent enough to maintain an overall well kept appearance. This includes:

- Mowing: includes front yard and side yard of corner lots; all backyards must be mowed*
- Edging: sidewalk, driveway and curb, etc.*
- Weed control: weed abatement in grass, flowerbeds, and cracks; weed eating at fences, etc.,*
- Grass replacement: adding sod or re-seeding where grass has died*
- Blowing or sweeping up: grass and clippings must be removed after maintenance*
- Removing dead plants, shrubs, trees in a timely manner*
- 75% of front yard must be grass/ground cover*
(CCR's 6.16)

Trash receptacles in view: All trash containers must be screened from public view except for trash pick-up day. It is acceptable to put containers by the curb at dusk on the day before pick-up and to return to being stored out of view by dusk the day of pick-up. If containers can be seen from the street, they are not out of view. A screen such as lattice with vines growing on it is an example of a measure of appropriate screening if you do not want the containers in your garage or your back yard. If you choose to use this method, or another acceptable one, you must contact the ACC (Architectural Control Committee) through the Board of Directors, or property manager for written approval. (CCR's 6.12 & 6.16(b)).

Fence/gate repairs needed: Replace broken/missing pickets; repair/replace broken or hanging gate straighten/secure leaning or bowing fence, etc. (CCR's 5.8)

Unapproved exterior changes: All changes to the exterior of the residence, the addition of any structure, fence replacement or painting, major landscape modifications must be approved in writing by the ACC. (CCR's 4.)

Animals: All pets must be leashed and under control of the person holding the leash. Dogs may not be allowed to cause a nuisance or disturbance by barking incessantly either in the day or at night. Pets may not use the bathroom on another owner's property. If an accident occurs, the pet's owner must immediately remove the feces from the property. This also applies to the association's common areas. (CCR's 6.9)

Vehicles: Vehicles may not regularly be parked on the street, or inoperable. Vehicles must have current license registration and inspection stickers. Vehicles may not be parked on the grass or on sidewalks at any time. (CCR's 6.5)

Boats, trailers, etc: Boats, trailers, campers, RV's may only be parked in a driveway or on the street when displaying a current permit issued by a Board member or the property manager. The maximum time period of the

permit will not exceed 48 hours. **ANY BOAT, TRAILER ETC. WITHOUT A VALID PERMIT IS SUBJECT TO AN IMMEDIATE FINE OF \$25 PER DAY, WITHOUT NOTICE.** (CCR's 6.5)

Basketball goals: Portable basketball goals (and other recreational equipment) shall not be located between the front of the residence and the street. Goals may be permanently installed over the garage or on the driveway no closer than 30 feet from the nearest curb. They must also be kept in good condition. (CCR's 6.6)

Other: Examples of additional things that could incur violations are: generally unkempt appearance of the property including re-painting of painted surfaces; basketball goals, skateboard ramps, and other structures in front of the front building line at any time.

FINES

The Board of Directors is given express power in the Association's By Laws to adopt and publish rules and regulations to enforce the protective covenants. (Bylaws, Art VII (h))

As a rule, notices of violation will accrue from January 1 through December 31 of each calendar year. However, if a violation is chronic it may be carried forward from the previous year.

The 3rd violation of a similar kind will result in a \$25 fine **and** each subsequent similar violation will incur another \$25 fine through the end of the year. Example: 3 notices of "**Yard Maintenance Needed**" will receive a \$25 fine. This can be any combination of mowing, edging, weed control etc... (.not 3 notices to mow or 3 notices to edge, etc.)

When a fine is assessed, the owner will have 30 days to submit a written request for a hearing with the board to contest the fine. If a written request is not received, the fine becomes final. This statement is noted on the violation form.