

HARRIS GLEN ASSOCIATION, INC.

1427 Dexford Dr., Austin, TX 78753

VIOLATION AND FINE POLICY **FOR** **HARRIS GLEN HOMEOWNERS ASSOCIATION**

4/01

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 PROTECTIVE COVENANTS; HARRIS GLEN SUBDIVISION* {henceforth referred to as *DPC*}.

All properties should be kept in a neat, well maintained appearance at all times.

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*

For additional information, refer to DPC, Article 14

Trash receptacles in view: All trash containers must be hidden from general 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. (Refer to DPC, Article 9)

Fence/gate repairs needed: Replace broken/missing pickets; repair/replace broken or hanging gate straighten/secure leaning or bowing fence, etc. (Refer to DPC, Article 17)

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. (Refer to DPC, Article 2)

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. (Refer to DPC, Article 10)

Vehicles: Applicable to vehicles that are regularly parked on the street, inoperable or improperly parked. Vehicles may not be parked on the grass or on sidewalks at any time. Vehicles in excess of 9 feet high may not be parked in the neighborhood overnight. (Refer to DPC, Article 16)

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.** (Refer to DPD, Article 16 for additional restrictions on height} -

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.

Notices of violation will accrue from January 1 through December 31 of each calendar year. Violations will be wiped clean at the end of the year and, if any, will start over in the next calendar 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 receive the notice of violation along with an invoice showing the fine has been added to their assessment account. An owner will have the opportunity to contest any fine that is assessed against the assessment account.