

# **CULLEN COUNTRY HOMEOWNERS ASSOC.**

11149 Research Blvd., Suite 100, Austin, TX 78759-5227  
voice (512) 502-7509 cell (512)750-2883 fax (512) 346-4873  
Marilyn.Childress@goodwintx.com

## **VIOLATION AND FINE POLICY FOR CULLEN COUNTRY HOMEOWNERS ASSOCIATION ADOPTED BY THE ASSOCIATION COVENANTS CONTROL COMMITTEE AND THE BOARD OF DIRECTORS AND IMPLEMENTED EFFECTIVE JULY 1, 2006**

The following Rules and Regulations are established in accordance with and by the authority of Article 4.22(f) of the Bylaws and Article 5, Section 4 of the CCR's

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 CULLEN COUNTRY HOMEOWNERS ASSOCIATION INC. *DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS* (henceforth referred to as CCR's). It is an owner's responsibility to provide a copy of this policy to all tenants. An owner is ultimately responsible for the actions of a tenant.

All properties should be kept with 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.,
- Watering, disease control or grass replacement: (adding sod or re-seeding where grass has died)
- Blowing or sweeping up: grass and clippings must be removed from driveway, sidewalk and street after maintenance
- Removing dead plants, shrubs, trees in a timely manner

**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 backyard. If you choose to use this method, or another acceptable one, a request must be submitted in writing for approval by the Covenants Control Committee (henceforth referred to as CCC) through the property manager.

**Fence/gate repairs needed:** Replace broken/missing pickets; repair/replace broken or hanging gates, straighten/secure leaning or bowing fences, etc. Any modifications to the height or appearance (painting, staining, etc.) of the existing fencing provided by the builder must be submitted in writing through the property manager for approval by the CCC.

## **Cullen Country VP continued**

**Un-approved exterior changes:** All changes to the exterior of the residence, the addition of **any** structure, fence replacement, painting, antennae/satellite dishes or major landscape modifications must be approved in writing by the CCC. A copy of the request form is enclosed. Submit it, along with the required information, as directed.

**Animals:** No more than 4 pets are permitted on each Lot. All pets must be restrained or confined to an owners Lot. A pet owner must clean up after a pet if an accident occurs. You may also report animals running loose or causing a disturbance to the City of Buda for investigation and action.

**Vehicles:** Applicable to vehicles that are regularly parked on the street, inoperable or improperly parked.

- Vehicles must have current registration and inspection showing; wrecked or otherwise inoperable vehicles may not be in view
- vehicles may not be parked on the grass or on sidewalks at any time
- vehicles in excess of 3 tons may not park overnight within the addition
- vehicles with painted advertisement may not park overnight within the addition
- vehicles belonging to a residence may not park on the street but should park in the driveway or garage. Guests visiting a residence for a few days may park on the street if necessary. Notification should be given to the Board of Directors or Property Manager if guests will be parked on the street for more than 4 days,

**Boats, trailers, recreational vehicles etc.:** May not be stored in view on the property. It is acceptable to park in view for one night occasionally to prepare for use.

**Other:** Examples of additional things that could incur violations are:

- generally unkempt appearance of the property including not repainting painted surfaces
- portable basketball goals must be kept behind the sidewalk and in upright playing position
- Satellite dish location must be approved by the CCC
- Areas in public view should be tidy and uncluttered
- All holiday decorations must be removed within two (2) weeks of the holiday

## **FINES**

The 3<sup>rd</sup> violation of a similar kind will result in a \$25 fine ***and*** each subsequent similar violation will incur another \$25 fine for a twelve month period. Example: 3 notices of “**Yard Maintenance Needed**” will receive a \$25 fine. This can be any combination of mowing, edging, weed control dead plants, watering needed etc...(not just 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 within 30 days of the invoice date by submitting a written request to the property manager for a hearing with the HOA Committee.