



# Meadowlake Village Homeowner's Association

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Dear Homeowner,

The Meadowlake Village Homeowners' Association's Board of Directors has adopted Policies, Resolutions, and Guidelines that were either mandated by law or deemed necessary. In this packet you will find a summary of some of the Use Restrictions, as well as previously adopted Policies, Guidelines, and Resolutions. This packet is only a summary of the Use Restrictions. The Covenants, Conditions, and Restrictions may be viewed and/or printed in their entirety on our website [www.meadowlakevillagehoa.com](http://www.meadowlakevillagehoa.com).

*This is a partial summarized version of the Use Restrictions found in the Covenants, Conditions, and Restrictions (CC&R) and does not reflect all restrictions listed in the CC&R. To view the full version of the CC&R, please visit our website [www.meadowlakevillagehoa.com](http://www.meadowlakevillagehoa.com)*

## **Summary of Use Restrictions**

### **Single Family Residential Construction**

No building shall be erected, altered, or permitted to remain on any lot other than one detached single family dwelling used for residential purposes only, and cannot exceed two (2) stories in height.

Mobile homes, trailers, garage apartments, and apartment houses are prohibited on any lot.

No lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purposes.

A minimum of 50% of the first floor wall area to the top of the first floor window height and exclusive of openings shall be of masonry, masonry veneer, or stucco construction unless otherwise approved in writing by the Architectural Control Committee.

### **Minimum square footage within improvements.**

Lots are restricted to a dwelling with a minimum of 1,200 square feet of livable area, exclusive of open porches and garages.

### **Location of Improvements upon the lot.**

No structure shall be located on any lot nearer to the front line or nearer to the street side line than the minimum building setback line shown on the recorded plats or replats; however, in no instance shall a building be located nearer to the front property line than twenty (20) feet unless approved in writing by the Architectural Control Committee. The main residential structure shall not be located on any lot nearer than ten (10) feet from the rear property line. No part of any house, building, or garage shall be located nearer than five (5) feet to any interior side lot line or ten (10) feet to any exterior lot line on a corner lot. Unless otherwise approved in writing by the Architectural Control Committee, each main residence building shall face the front building line.

### **Prohibition of offensive activities.**

No activity, whether for profit or not, shall be carried on any lot which is not related to single family residential purposes.

No noxious or offensive activity of any sort shall be permitted nor shall anything be done on any lot which may be, or may become, an annoyance or a nuisance to the neighborhood.

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## **Summary of Use Restrictions**

### **Use of temporary structures.**

No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn or other outbuilding shall be maintained or used on any lot at any time as a residence, or for any other purpose, with the exception of lawn storage or children's playhouses.

### **Storage of automobiles, boats, trailers, and other vehicles.**

No motor vehicle may be parked or stored on any part of any lot, easement, right-of-way, or common area or in the street adjacent to any lot, easement, right-of-way or common area unless such vehicle does not exceed six feet six inches in height, and/or seven feet six inches in width and/or twenty-one feet in length and is concealed from public view inside a garage or other approved enclosure, except passenger automobiles, passenger vans (the term "passenger vans" specifically excludes motor homes and recreation vehicles), motorcycles, pick-up trucks, or pick-up trucks with attached bed campers, that are in operating condition, having current license plates and inspection stickers, and are in daily use as a motor vehicle on the streets and highways of the State of Texas and which do not exceed six feet six inches in height, and/or seven feet six inches in width and/or twenty-one feet in length.

No non-motorized vehicle, trailer, recreational vehicle, boat, marine craft, hovercraft, aircraft, machinery or equipment of any kind may be parked or stored, on any part of any lot, easement, right-of-way, or common area or in the street adjacent to any lot, easement, right-of-way, or common area unless object is concealed from public view inside a garage or other approved enclosure. The phrase "approved enclosure" as used in this paragraph shall mean any fence, structure, or other improvement approved in writing by the Architectural Control Committee.

### **Animal Husbandry.**

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other common household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes.

No more than two of each type of pet will be permitted on each lot.

If common household pets are kept, they must be confined to a fenced backyard (such fence shall encompass the entire backyard) or within the house.

When not within the house or fenced backyard, a pet must be kept on a leash at all times.

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Lot must be kept clean and free of pet debris.

## **Summary of Use Restrictions**

### **Walls, fences, and hedges.**

No hedge in excess of three (3) feet in height, walls, or fence shall be erected or maintained nearer to the front lot line than the plane of the front exterior wall of the residential structure on such lot.

No side or rear fence, wall, or hedge shall be more than eight (8) feet in height.

All fences must be constructed of ornamental iron, wood, or masonry at least six (6) feet in height, and no chain link fences shall be placed on any lot without the express prior approval in writing of the Architectural Control Committee, such approval to be granted as hereinafter provided, except to enclose a swimming pool, if such chain link fence is not visible from any street.

### **Visual obstruction at the intersections of public streets.**

No object or thing which obstructs site lines at elevations between two (2) feet and eight (8) feet above the roadways within the triangular area formed by the intersecting street property lines and a line connecting them at points ten (10) feet from the intersection of the street property lines or extension thereof shall be placed, planted, and permitted to remain on any corner lots.

### **Lot maintenance.**

The owners or occupants of all lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner, edge curbs that run along property lines, and shall in no event use any lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted.

Trees should maintain a minimum eight (8) foot canopy over sidewalks and streets.

All fences which have been erected on any lot shall be maintained in good repair by owner, and owner shall promptly repair or replace the same in the event of partial or total destruction.

The drying of clothes in full public view is prohibited.

The owners or occupants of any lots at the intersection of streets adjacent to parks, playgrounds, or other facilities where the rear yard or portion of the lot is visible to the public view shall construct and maintain a drying yard or other suitable enclosure to screen the following from public view: the drying of clothes, yard equipment, or storage piles, which are incident to normal residential requirements of a typical family.

No lot shall be used or maintained as a dumping ground for rubbish.

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## **Summary of Use Restrictions**

### **Lot maintenance. (continued)**

Trash, garbage, or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic, and masonry materials with sanitary covers or lids. Containers for the storage of trash, garbage, and other waste materials must be stored out of public view. Equipment for storage or disposal of such waste materials shall be kept in a clean and sanitary condition and shall be stored out of public view.

### **Resolution relating to trash cans being kept in public view voted and passed on January 9, 2012:**

BE IT RESOLVED, that the Board of Directors of the Association hereby adopts the following policy relating to trash cans on lots:

1. Except during the periods specified in paragraphs 2 and 3 below, trash cans must be kept on a lot out of public view. As used in this policy, "public view" means visible from the street in front of the lot and, in the case of a corner lot, the side street adjacent to the lot, and from any common area.
2. During the period in which daylight savings time is in effect (i.e., March through October), trash cans and other trash material may be placed at the curb for pick-up no earlier than 6:00 p.m. of the day before the day on which trash is picked up. During this period, trash cans must be removed from public view by 7:00 p.m. of the trash pick-up day.
3. During the period in which daylight savings time is not in effect (i.e., November through February), trash cans and other trash material may be placed at the curb for pick-up no earlier than 5:00 p.m. of the day before the day on which trash is picked up. During this period, trash cans must be removed from public view by 7:00 p.m. of the trash pick-up day.
4. A trash can that is kept on a lot in public view at any time other than the periods specified in paragraphs 2 and 3, above, is deemed to be offensive and a nuisance and annoyance to the neighborhood, and, therefore, a violation of the Declaration of Covenants, Conditions, and Restrictions.
5. Trash, garbage, or other waste materials shall not be kept except in sanitary containers constructed of metal, plastic, and masonry materials with sanitary covers or lids. Containers for the storage of trash, garbage, and other waste materials must be stored out of public view. Equipment for storage or disposal of such waste materials shall be kept in a clean and sanitary condition and shall be stored out of public view as provided in this policy.

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## **Summary of Use Restrictions**

### **Signs, advertisements, billboards.**

The Association will have the right to remove any sign, advertisement, billboard, or advertising structure that does not comply with the below resolution, and in doing shall not be subject to any liability of trespass or other sort in the connection therewith or arising with such removal.

### **Resolution relating to signs that may be displayed on lots voted and passed on January 9, 2012:**

BE IT RESOLVED, that the Board of Directors of the Association hereby adopts the following policy relating to the display of signs on lots in Meadow Lake:

No sign shall be erected or maintained on a lot except:

- a. Street signs and such other signs as may be required by law.
- b. One (1) ground mounted "for sale" or "for lease" sign not larger than five (5) square feet and not extending more than four (4) feet above the ground.
- c. Ground mounted political signs as permitted by law; provided that, only one (1) sign for each candidate or ballot item shall be displayed on a lot no earlier than the 90<sup>th</sup> day before the date of election to which the sign relates or longer than the 10<sup>th</sup> day after the election date.
- d. Not more than two (2) ground mounted home security signs not larger than one (1) square foot each and not extending more than two (2) feet above the ground; a home security sign may not be farther from the front elevation of the residential dwelling on the lot than five (5) feet.
- e. Not more than two (2) ground mounted school spirit signs not larger than five (5) square feet each and not extending more than four (4) feet above the ground. If the school spirit sign relates to a school game or other school event, the sign shall not be displayed on a lot earlier than the 7<sup>th</sup> day before the date of the game or event or longer than the 3<sup>rd</sup> day after the date of the game or event. A school spirit sign may not be attached to the wall of the residential dwelling or other structure on a lot, or a fence; a school spirit sign may not be displayed in a window of a residential dwelling or other structure on a lot.
- f. Not more than one (1) ground mounted military sign not larger than five (5) square feet and not extending more than four (4) feet above the ground; as used in this policy, "military" sign means a sign which displays the name and/or logo of any branch of the United States armed forces (such as sign which reads "Support Our Troops"). The Board of Directors of the Association shall at all times have the authority to determine whether a sign displayed on a lot is a military sign permitted to be displayed on the lot by virtue of this policy.

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## **Summary of Use Restrictions**

### **Private Utility Lines.**

All electrical, telephone, and other utility lines and facilities which are located on a lot and are not owned by a governmental entity or a public utility company shall be installed in underground conduits unless otherwise approved in writing by the Architectural Control Committee.

### **Architectural Control Committee. (ACC)**

No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plot plan showing the proposed location of the structure have been approved by the ACC in writing as to harmony with existing design and color with existing structures, as to location with respect to topography and finished grade elevation and as to compliance with minimum construction standards by the ACC.

Improvements include but are not limited to, swimming pools, spas, storage buildings, garages, driveways, sidewalks, landscaping, tree removal, gazebos, exterior painting, new siding, roof replacement, new brick, fences, or any other improvements that alters the appearance of the lot.

### **Garage Sales.**

#### **Resolution relating to garage sales voted and passed on July 1, 2013.**

BE IT RESOLVED, that it is the policy of the Association to impose the following regulations on garage sales:

- a) A garage sale is permitted on a lot only on the last Friday of a month.
- b) The maximum duration of a garage sale is two (2) days (meaning a garage sale must end on the Saturday next following the last Friday of the month)
- c) A garage sale may not begin prior to 8:00 a.m. or continue after 6:00 p.m. No staging or preparation activities are permitted on a lot prior to the date of the garage sale.
- d) Only existing household items and personal property (such as, way of example and not in limitation, used clothing, appliances, dishes, toys, and sports equipment) may be offered for sale; items from another location may not be delivered to a lot to be offered for sale.

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## **Summary of Use Restrictions**

### **Use Restriction Enforcement.**

If you are in violation of the Covenants, Conditions, and Restrictions, the Association will send you a letter and request the violation be cured within 10 days. If the Owner or occupant has not proceeded with due diligence to complete the appropriate repairs and maintenance after such notice, the Association shall have the right (but not obligation), through its agents or employees, to repair, maintain, or restore the lot, exterior of the residence, fence, any other improvement located thereon. The Association may enter onto the property to cut weeds, grass, and/or edge, remove garbage, rubbish or trash, or do any other thing necessary to secure compliance with these restrictions. The Association may render a statement of charge to the Owner of such lot for the cost of such work. The Association, its agents and employees shall not be liable, and are hereby expressly relieved from any liability, for trespass or other tort in connection with the performance of the exterior maintenance and other work authorized herein.

If a violation is referred to the Association's attorney for enforcement action, the Owner may be responsible for all legal fees thereafter incurred by the Association.

### **Resolutions, Policies, and Guidelines.**

Attached you will find the following:

- Certificate of Resolution relating to Audio and Video Recordings of Meetings
- Certificate of Resolution relating to Seasonal Decoration.
- Certificate of Resolution relating to Garage Sales.
- Certificate of Amendment to the First Amended Bylaws.
- First Supplemental Notice of Dedicatory Instruments for Meadowlake Village Homeowners' Association:
  - Open Records Policy
  - Records Retention Policy
  - Payment Plan Policy
  - Guidelines relating to rain barrels and rain harvesting systems, solar energy devices, storm and energy efficient shingles, flags, and religious items.
  - Certificate of Resolution relating to Imposition of late charges on delinquent assessments.
  - Certificate of Resolution relating to trash cans kept in public view.
  - Certificate of Resolution relating to signs that may be displayed on lots.
- Architectural Control Committee Application for Home Improvement.
- Important Phone Numbers Contact Sheet

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