



**VIOLATIONS POLICY OF
TWIN OAKS VILLAGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, Twin Oaks Village Community Association, Inc. (the "Association"), is the governing entity for Twin Oaks Village, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14 and 16, additions in Fort Bend County, Texas, according to the maps or plats thereof recorded in the Map Records of Fort Bend County, Texas, under Instrument Nos. 1177000 and 2000096242, 1177001 and 20010391, 20010214, 20010215, 20010401, 20040013, 20010414, 20010546, 20040035, 20050076, 20050248, 20060132, 20050077 and 20070062, respectively, along with any amendments and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions of Twin Oaks Village, Section One, recorded in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2000095579, along with any amendments, supplements, and annexations thereto (the "Declaration"); and

WHEREAS, the Association previously recorded a certain Twin Oaks Village Community Association, Inc. Violations & Fine Policy, recorded in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2012098872 (the "Policy"); and

WHEREAS, the Board of Directors wishes to amend in part and repeal in part the Policy with this instrument which shall restate or otherwise clarify certain provisions of the Policy and remove or repeal others; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby amends the Policy in part and repeals the Policy in part and adopts, establishes and imposes on the Subdivision the following:

Violations Policy

In addition to the restrictions stated in Article III of the Declaration, elsewhere in the Declaration, and in such other rules and regulations or the policies that the Association may pass from time-to-time, the following restrictions and requirements are restated therefrom and/or are additionally established on all Lots and Lot Owners and residents:

1. **Residential Lot Usage** (§ 3.1, 3.10, 3.16) – All Lots shall be used for single family residential purposes only.
 - a. No Lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purposes.
 - b. Lots may not be used for mobile homes or garage apartments.
 - c. No garage shall ever be changed, altered, or otherwise converted for any purpose inconsistent with the housing of not less than two (2) or more than three (3) cars.
 - d. Advertisement is prohibited on any Lot, including advertisement on vehicles, except that which is permitted under section § 3.16.
2. **Lot Maintenance** (§ 3.15) – All properties shall be kept neat and well-maintained at all times.
 - a. The drying of clothes in public view is prohibited.
 - b. Burning of grass, trash, leaves, or anything else is prohibited.
 - c. Improvements on the Lot or property structures shall be maintained in good repair, including painted surfaces, other exterior surfaces, and roof shingles.
 - d. No Lot may be used for storage of material and/or equipment except for normal residential requirements.
 - e. Concrete surfaces such as driveways and sidewalks must be kept clean, level, unobstructed, and free of weeds.
 - f. All house surfaces including siding, and brickwork, shall be kept free of mildew, fungus, dirt, and discoloration.
 - g. Holiday decorations must be removed promptly within 30 days after the holiday. Colored lighting is only suitable for federally recognized holiday periods.
 - h. Windows, doors, and fixtures shall be kept in good condition free from cracks, dents, and discoloration.
 - i. Grills, bbq pits, smokers, and similar cooking devices shall be stored out of public view inside a garage or in the back yard.
3. **Yard Maintenance** (§§ 3.3, 3.7, and 3.15) – Yards must be maintained on a frequent enough basis to maintain an overall well-kept appearance. This includes, but is not limited to:

- a. Mowing: Front yard, back yard, and, if on a corner lot, the side yard of corner lots shall at all times be maintained in a sanitary, healthful and attractive manner; the grass may not exceed the height of six (6) inches.
- b. Edging: Sidewalks, driveways, and curbs; no runners should be showing on paved surfaces.
- c. Weed Control: Flowerbeds, non-lawn areas, and cracks of sidewalks, and driveways shall be kept free of weeds.
- d. Vegetation Requirements: The majority of the front yard will consist of grass or short vegetation or ground cover. No hard, packed earth or barren spots. Nothing herein shall be construed as prohibiting or restricting an Owner from using drought-resistant landscaping or water-conserving natural turf. Gravel and loose stones cannot be used in lieu of mulch or vegetation. Vegetable plants and vegetable gardens are suitable for the back yard only.
- e. Yard Debris – Yard debris, including lawn clippings and tree & shrub trimmings, must be removed from view after maintenance until trash pick-up day. Blowing, raking, or sweeping lawn clippings and leaves into the street is not acceptable, unless for immediate clean-up.
- f. Pruning – Shrubs may not extend over paved areas. All shrubs on the Lot must be neat and pruned. Shrubs and hedges may not exceed 5ft high and may not obstruct windows, doors, driveways, or walkways. Low-hanging tree branches must be pruned: 9ft above streets, sidewalks, and driveways.
- g. Trees – All corner lots shall have two (2) Oak trees (or approved hardwood trees) of at least thirty (30) gallons in size with a 3” trunk caliper. For all lots, upon approval, trees that are removed must be replaced with approved trees of at least thirty (30) gallons in size with a 3” trunk caliper. Stumps must be ground down below the level of the lawn and the area filled in with soil and grass. Fruit-producing trees are suitable for the back yard only.
- h. Dead Vegetation – Dead plants, shrubs, trees, turf and other vegetation shall be removed in a timely manner and shall be replaced with suitable replacements as determined by the Architectural Control Committee. Spray painting or otherwise coloring dead/dying vegetation or bare spots is not an acceptable solution.
- i. Watering – Yards shall be watered regularly, to the extent that doing so does not violate local conservation directives.
- j. Landscape Materials and Miscellaneous Items:

- a. Lot areas visible from the street shall be clear of miscellaneous items not meant to be permanently placed in the yard, except where such miscellaneous items are actively being utilized at that time.
 - b. Plant and landscape beds shall be mulched with shredded hardwood or bark nugget mulch material. Mulch material shall be earth-tone in color (brownish, reddish, black). Gravel and loose stones cannot be used in lieu of mulch or vegetation. White marble chips are not allowed for use as a ground cover or mulch material.
 - c. The landscape/flower bed shall not restrict or change the rainwater drainage pattern.
 - d. Purpose-made landscape materials such as landscape edging, rocks, or landscape pavers shall be used for borders. House or builder bricks, railroad ties, scrap material, or other material shall not be used.
 - e. Metal, plastic, rubber, and composite landscape edging shall be buried or hidden by landscape rocks or landscape pavers.
- k. Stakes – No unattached or unnecessary tree stakes, or other staking devices not attached to trees, are permitted. Stakes and other supports shall be removed promptly (usually after 1 full growing season) when they are no longer needed to support the tree.

l. Yard Art and Accessories:

- a. Water fountains, water features, birdhouses, bird feeders, and bird baths should be placed in the back yard for homeowner enjoyment.
- b. Statuary in the front yard or on the front porch requires pre-approval and will be considered on a case-by-case basis. Generally, statuary shall be neutral, earthtone in color, and shall not exceed 3 feet tall.
- c. Artificial plants, trees, shrubs, flowers are not permitted.
- d. Swings and hanging benches should be placed in the back yard for homeowner enjoyment.
- e. Bug zappers and similar devices must be located in the back yard.
- f. No more than six (6) decorative plant containers are permitted in the front of the house. Containers shall be of high-quality and made of ceramic. Plastic pots are not allowed. Plant containers shall not block the garage or walkways.

- g. With pre-approval, a wood or metal bench or other furniture may be incorporated into the front yard landscape or placed on the porch. Plastic and vinyl furniture is not permitted in the front yard or porch area.
- h. No more than five (5) small decorative items, not to exceed twelve (12) inches tall, such as small ceramic figures or decorative embellishments, may be incorporated into the landscape beds. Pinwheels and similar items should be placed in the back yard for homeowner enjoyment. Items made of plastic, fiberglass, or other non-durable materials will not be approved.
- i. Corrugated aluminum edging, wire wickets, and small picket fencing is not permitted in the front of the house.
- j. Arbors and trellises, not to exceed 8' tall by 8' wide, should be placed in the back yard for homeowner enjoyment. Small trellises, not to exceed 4' tall by 3' wide, with pre-approval, incorporated into the landscape beds, will be considered for the front yard.

Lots which are not properly maintained in accordance with the restrictions and requirements outlined here or elsewhere in the Declaration or other policies or rules and regulations of the Association are subject to the Association's right to force mow or utilize other self-help as authorized by Article III, Section 3.15, of the Declaration. The costs of such self-help shall be charged to the Owner and secured by the assessment lien on the Lot.

- 4. **Removal of Trash Cans in a Timely Manner (§ 3.7 and 3.15)** – All trash cans, recycling cans, bins, and all other containers for storage of trash, shall be stored out of public view at all times inside a garage or in the back yard, except between the hours of 5:00 p.m. the day before a scheduled trash pick-up day and 10:00 p.m. on that scheduled trash pick-up day. Trash that is not picked up on trash day (Wednesday and Saturday) must be removed from public view until the following trash day.
- 5. **Architectural Control/Unapproved Exterior Changes (§ Art. IV)** – All new construction, improvements, additions and modifications to a Lot, the exterior of the residence, the addition of any structure, fence replacement or installation, roof replacement, and landscape modifications and installations must be pre-approved in writing by the Twin Oaks Village Architectural Control Committee. Specifically, without limiting the generality of the foregoing or their requirement for pre-approval, the following shall apply and align with all applicable guidelines set forth by the Architectural Control Committee.
 - a. Fences shall not be stained or otherwise painted.
 - b. Concrete, brick, and masonry surfaces shall not be stained or painted.
 - c. Doors, siding, gutters, trim, garage doors, and all painted surfaces shall align with the color guidelines set forth by the Architectural Control Committee. Without

limiting the generality of the foregoing, garage doors must be painted to match the base color of the house.

- d. Driveway extensions shall not extend past the edge of the garage on either side and shall not extend past the sidewalk. Extension must be solid concrete or pavers (no gaps).
 - e. New or additional permanent walkways and sidewalks are not allowed.
 - f. Storm doors (a second, outer door commonly installed for protection against bad weather) shall be of the full-glass type.
 - g. Patio covers, gazebos, pergolas, and similar shade structures require pre-approval. Patio covers shall have a minimum 4/12 slope. Gazebos and pergolas shall not be attached to the main house structure and are limited to a maximum height of 8ft and a maximum footprint of 10ft by 12ft.
 - h. Sheds or outbuildings require pre-approval, are limited to a maximum height of 8ft and a maximum footprint of 10ft by 12ft, and shall not encroach on the 10ft back-lot and 5ft side-lot easements. The color of the shed and roofing must match those on the home. No more than one shed/outbuilding per lot.
 - i. Water filters and other outside mounted devices require pre-approval and shall be completely screened from public view by vegetation.
 - j. Garage screens are considered "in use only" items that may be temporarily hung when in use (woodworking, birthday party, etc.) and shall be promptly removed when not in use. Garage screens may not be left in place with the garage closed.
 - k. Above-ground pools are not permitted.
 - l. Window or wall type air-conditioning units are not permitted. Additional ground-mounted a/c units shall be completely screened from public view by vegetation.
 - m. Roof/shingle replacement requires pre-approval and is limited to specific types and colors as specified in the roofing guidelines.
 - n. Curbside painting, including home address numbers, is not permitted.
6. **Animals** (§§ 3.7 and 3.12) – Animals are prohibited, except for dogs, cats, and common household pets provided they are not kept, bred, or maintained for commercial purposes. No more than four (4) common household pets will be permitted on each Lot. Snakes and any venomous animals are prohibited. Poultry and livestock are prohibited. All pets must be leashed and under the control of the person holding the leash. Dogs, cats, or any other animals may not be allowed to cause a nuisance. The pet's owner must immediately remove

their pet's waste from any property within the community, including any Lots, streets, sidewalks, or any Association-owned property, including the Common Area.

7. **Boats, Trailers, and Other Recreational Vehicles and Equipment (§ 3.10)** – Boats, trailers, and other recreational vehicles and equipment may not be parked or stored on any street or Lot within the Subdivision unless completely concealed from public view. Special considerations will be given in the case of preparation and unloading of recreational vehicles and trailers for brief periods, not to exceed 24 hours. Removal of the recreational vehicle or trailer for short periods of times, so as to avoid the intent of this provision, shall NOT affect the running of the time periods set out herein. Repeated parking and/or storage of boats, trailers, and other recreational vehicles and equipment will be considered habitual, and is a continuing violation.
 - a. "Trailers" includes, but is not limited, trailers used for cargo-hauling, animals, storage, work, utility, etc. of any size or shape.
 - b. "Other recreational vehicles and equipment" includes, but is not limited to jet skis, campers, RV's, off-road vehicles, aircraft, etc.
8. **Vehicles (§ 3.10)** – Vehicles shall not be parked on the grass or on/over sidewalks at any time. No inoperable vehicle, vehicles without a current license plate or inspection sticker, or vehicle that exceeds 6'6" in height, 7'6" in width, or 21' in length shall be located on any lot or street in public view temporarily or permanently. Law enforcement shall be contacted to enforce procedures to remove abandoned and/or inoperable vehicles from the street(s) and right-of-way(s).
 - a. "Inoperable Vehicles" includes, but is not limited to vehicles that are not in operating condition, do not have current license plates or inspection stickers, are not in daily use as motor vehicles on the streets and highways of the State of Texas, are elevated on jacks, cinderblocks, or any other supports, or are in need of required parts or maintenance (i.e. missing components, flat or missing tires, etc.).
 - b. Vehicle covers shall only be used on a temporary basis for protection during hail, ice, and wind storms. Covers shall be promptly removed once the storm passes.
 - c. Signage/Advertisement (§ 3.16) on Vehicles – Vehicles with signage and/or advertisement on them may not be parked or stored on any street or Lot within the Subdivision unless completely concealed from public view. For more information refer to the Advertising on Vehicles resolution.
 - d. Vehicles with commercial-purpose mounted racks, holders, containers, or accessories (such as, but not limited to, ladder racks, pipe racks, building material racks, liquid storage containers, etc.) may not be parked or stored on any street or Lot within the Subdivision unless completely concealed from public view.
 - e. Vehicle Parking:

- i. When parking on a street or cul-de-sac, vehicles shall be parked with the right-hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb or edge of the roadway. Vehicles may not be parked perpendicular to the curb.
- ii. Vehicles may not extend into the street or block a sidewalk.
- iii. Vehicle wheels must remain on the street and not on the curb or grass.

9. Signs (§ 3.16) –

- a. For Sale and For Lease Signs – Only one (1) sign for the sale or lease of a home is permissible, and it shall be no larger than five (5) square feet and must be on a staked device in the front lawn.
- b. Political Signs – In accordance with No Owner in the Subdivision may post or display on their Lot any sign advertising a political candidate, political party, or ballot item, except that:
 - i. Owners in the Subdivision may post or display one (1) sign advertising each political candidate and/or ballot item from ninety (90) days prior to the date of the election to which the sign relates to ten (10) days following the date of the election to which the sign relates.
 - ii. Signs advertising a political candidate or ballot item posted pursuant to these rules and regulations must be ground mounted.
 - iii. Signs advertising a political candidate or ballot item posted pursuant to these rules and regulations may not contain:
 - 1. roofing material; and/or,
 - 2. Siding; and/or,
 - 3. paving materials; and/or,
 - 4. flora; and/or,
 - 5. balloons; and/or,
 - 6. lights of any kind.
 - iv. Signs advertising a political candidate of ballot item posted pursuant to these rules and regulations may not be attached in any way, form, or fashion, to:
 - 1. any traffic control device; and/or,
 - 2. any light fixture; and/or,
 - 3. any trailer; and/or,
 - 4. any vehicle; and/or,
 - 5. any other structure or object.

- v. Signs advertising a political candidate of ballot item posted pursuant to these rules and regulations may not:
 - 1. include the painting of architectural surfaces; and/or,
 - 2. threaten the public health or safety; and/or,
 - 3. be larger than four feet by six feet; and/or,
 - 4. contain language, graphics, or any display that would be offensive to the ordinary person; and/or,
 - 5. be accompanied by music, streamers, or any other sounds.
 - vi. The Association and/or its managing agent may remove any signs displayed in violation of these rules and regulations.
 - vii. These policies shall be applied uniformly and without preference or prejudice for or against any political viewpoint, opinion, affiliation, and/or candidate or ballot item.
 - c. Fence Signs – Fence signage is limited to any legally require notices and to security measure signage, which shall be assessed by the Association pursuant to any policies adopted by the Association concerning security measures, as applicable, and pursuant to applicable law. “Beware of Dog” or similar signs may be no larger than 1’ x 1’.
 - d. One official sign issued by an official school group for each child currently participating in said school group (i.e., athletics, fine arts, and other school clubs and associations) is permissible and must be on a staked device in the front lawn.
 - e. Signage/Advertisement on Vehicles – Vehicles with signage and/or advertisement on them may not be parked or stored on any street or Lot within the Subdivision unless completely concealed from public view.
10. Window Coverings and Treatment (§ 3.7) – All windows must have fitted window coverings and must be in good condition (no bent or broken slats, and no tattered or torn edges). Covering windows with foil, reflective film, blankets, flags, sheets, paper, or the like is not permitted.
11. Basketball Hoops and Skateboard Ramps (§ 3.9) – Portable basketball goals/hoops must be moved near the residence or garage on the Owner’s Lot when not in use, remain upright, shall be concealed from public view as much as practical, and shall be kept in good appearance and repair. At no time are portable or street hoops to be used or stored in or near the street. Skateboard ramps and other similar structures or devices are prohibited from all properties in the Subdivision. Permanent and/or house-mounted goals are prohibited.
12. Failure to Complete Construction of Improvements to a Lot (§ 4.9) – All structures, fences, driveways, walkways, landscaping, and all other improvements. alterations, additions, and modifications to a Lot, once initiated, must be completed without delay and

in accordance with the time from established by the Declaration and/or by guidelines, rules and regulations, and/or policies of the Architectural Control Committee, and/or the Association. The Association shall have the sole discretion to determine what constitutes delay.

I. Deed Restriction Compliance Procedures

1. The Association shall have, as a general policy, a standard Deed Restriction Compliance Procedure. The Deed Restriction Compliance Procedures shall be a standard set of generally applicable procedures implemented for the purpose of providing clear guidelines and fair notice to Owners and residents in the Subdivision of what they may generally expect in the event of a deed restriction violation. However, the Association reserves the right, to the extent permitted by law, to provide additional or fewer warnings and/or notices and provide more or less time for compliance prior to or after the commencement of enforcement actions pursuant to terms of Chapter 209 of the Texas Property Code, depending on the severity of the violation at issue, and its impact on the Subdivision, in the sole discretion of the Board.
2. To the extent that any portion of the Deed Restriction Compliance Procedure describes any action over and above what is required by law, said actions are entirely discretionary upon the Association. Such provisions of the Deed Restriction Compliance Procedure may be added, removed, or amended from time to time, in the Association's sole discretion, by the consideration and adoption of new procedures at an open board meeting and the publishing notice of the added, removed, or amended procedures constituting the Deed Restriction Compliance Procedure to the Owners and the publishing of the added, removed, or amended procedures on the Association's website.
3. At the time of the policy's adoption, the Deed Restriction Compliance Procedures are attached hereto as **Exhibit "A"**.

II. Deed Restriction Violation Hearings – Deed restriction violation hearings shall be facilitated pursuant to the terms of such other policies and/or rules and regulations adopted by the Association concerning the carrying-on of such hearings, and pursuant to the requirements of applicable law.

CERTIFICATION

"I, the undersigned, being a Director of Twin Oaks Village Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Twin Oaks Community Association, Inc.'s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present."

By: _____

Print Name: Robert Tice

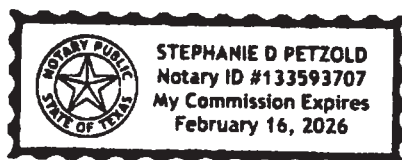
Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the day of APRIL 25, 2023



Stephanie D Petzold
 4/25/2023