

## **Woodsman Condominium Association – Hardscape Policies**

The hardscape of the property shall include external structural components of condominium units, landscaped common areas as well as carports, parking spaces, driveways, walkways, signage and lights. These are the portions of the dwellings that the Association is responsible for.

- Owners may install screen or storm doors at their own expense.
- No garbage, trash or recycling can be left bagged or otherwise contained on the porch areas of units.
- No building materials, lumber, mattresses, doors, furniture, lighting or plumbing fixtures may be disposed of using the trash dumpsters. The city does not accept these materials from dumpsters or when left on or near dumpsters. Such items must be taken to the dump by the unit occupants. If such dumping is identified the owner will be charged for the removal. Owners should contact the property management to arrange for pick up of bulky items at their own expense.

### **1. Landscaping**

#### **A. Conditions for Unit Owner Plantings**

1. All Unit Owner Plantings require submission of an architectural review request for any plantings outside of their fence enclosed area. Owners should contact the Property Management Company for the required form. The form may be in the form of a web-link on the Property Management website.
2. The HOA maintains a landscaping committee who in conjunction with the Executive Board creates and implements an overall plan for the visual attractiveness of the property in order to add to the property's value. Owners may maintain at their own expense plantings located within the immediate four (4) feet of the homeowner's front foundation (e.g. a flower bed). Owners must comply with any HOA change request made to the owner's submitted architectural review request.
3. All plantings are subject to review by the Executive Board upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.
4. The Unit Owner shall be responsible for maintaining his/her own plantings, including but not limited to flower beds, at all times. If said plantings are not maintained in a timely fashion, the Association has the right to have work done at the expense of the Unit Owner.

5. Trees and shrubs, once planted by the Unit Owner, become the property of the Association; therefore, they may not be moved or removed without written consent of the Executive Board. However, the Unit Owner shall be responsible for either replacing dead plantings or restoring the landscaping to its original condition.
6. Yard area within enclosed fence areas must be maintained to minimize fire hazards and smell. The Association has the right to require an owner to correct conditions located within fenced yard areas to comply with standards at any time upon written notification to that effect and the Unit Owner shall be responsible to perform the corrections or required to pay for work to make necessary corrections if left uncorrected longer than one month after written notification.

#### **B. Guidelines for Unit Owner Plantings**

1. Foundation plantings in the front and side of any unit shall not protrude more than four (4) feet from the foundation. Borders for flowerbeds must be in earth tones and must be made of non-wood materials (termite proof).
2. There are to be no flowerbeds in the lawns or along the walkways.
3. Brackets for hanging baskets may not be affixed to the exterior of the condominium unit.
4. Flowerboxes, pots, trays, and planting equipment or materials may not be stored on the front porch or steps for extended periods of time.

#### **C. Grade**

Owners may not change the grade of any portion of the landscaping, including but not limited to lawns and flowerbeds.

#### **D. Decorations**

1. Lawn/garden decorations are permitted but must not pose trip/fall hazards or create visual distractions that create such risks or impair the safe operation of vehicles in parking areas. Such decorations must remain within the immediate four (4) feet of the homeowners unit. All decorations are subject to review as prescribed by the laws of the State of Texas by the Executive Board. The association has the right to require any owner to remove any decoration upon written notification to that effect.
2. No chairs, benches, couches or stools are permitted beyond the individual owner's porch or enclosed back yard area.

## **E. Patios, Decks and Fencing**

1. Construction of patios/decks requires written permission from the Executive Board.
2. The Unit Owner shall be responsible for any damage resulting from the addition or enlargement of patios or decks. The Unit Owner shall be responsible for the expense of maintenance, including but not limited to painting. In the event of removal, the property shall be restored to its original condition by the Unit Owner at their own expense.
3. Fences *must* be kept up and repaired. The Unit Owner shall be responsible for the expense of building and maintaining fences. Fences are an architectural element that requires the owner to submit an architectural review request prior to any change; owners should first contact the property management company to obtain current HOA fence guidelines that will describe limitations to 1) dimensions for yard enclosure, 2) fence height, 3) fencing material to be used. This initial interaction will inform the Unit Owner and serve to prevent subsequent change order demands and costs to the Unit Owner.
4. The Executive Board can require repair or replacement of fences that are in disrepair. Fences may only enclose the rear portion of the Unit. The fence shall be not more than nine (9) feet from the rear foundation of the Unit. Fences require written permission from the Executive Board and style must match that of the Complex style. Owners building fences that do not comply with guidelines will be required to make appropriate changes at their own expense

## **2. Motor Vehicles**

- A. Units are assigned one covered parking space intended for personal passenger or pick-up type trucks. Additional uncovered spaces may be used for non-commercial vehicles of the owner or guests of the owners. The number of vehicles associated with a Unit shall not be greater than 2 per licensed driver.
- B. No unregistered or inoperable vehicles shall be moved onto or kept on Association property.
- C. No boats, trailers, bus-type RVs, campers or camper tops shall be moved onto or kept on Association property.
- D. No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs, and body work. Under no circumstances may vehicles be left unattended while on jacks or blocks.

- E. No vehicle shall be parked in such a manner as to impede or prevent ready access to fire lanes, covered parking spaces, driveways, walkways, or other common or private areas.
- F. Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas. The Unit owners shall be responsible for the expense of restoring affected landscaping or common area to its original condition if damage occurs.
- G. The speed limit on the Association property shall conform to state regulations and all vehicles shall be operated in a safe manner.
- H. Vehicles in violation of this section may be towed at the vehicle owner's expense.

### **3. Use of the Common Areas**

- A. There shall be no obstruction of the common area nor shall anything be stored in the common areas.
- B. Damage to the common area caused by the actions of a Unit Owner or the actions of his/her children, pets, guests or tenants or the actions of the children, guests or pets of his/her tenants, shall be repaired or replaced at the expense of the Unit Owner.
- C. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including decks. The common areas shall be kept free and clear of rubbish, debris, litter and other objectionable matter.
- D. Barbecue grills and other cooking equipment should be confined to the rear porch and deck areas of the condominium.
- E. Bicycles, toys, boats and other outdoor equipment may not be left in roadways, driveways, or lawn areas overnight.
- F. Roadways, driveways and parking areas are not suitable play areas. Children may not be left to unattended play in common areas other than grassy areas.
- G. Due to parking limitation, garage sales or other events in which non-owner/occupant high volume parking could be expected is allowed without prior Executive Board approval. Owners seeking to arrange such activities should contact the Property Management Company in order to request Board approval.
- H. PODS-type moving/storage containers may be temporarily placed with prior consent of the Executive Board when facilitating a unit move out.

#### 4. Seasonal Decorations

- A. Seasonal decorations, including lights, are permitted on unit façade providing this is done in a manner that does not cause damage such as nail holes. No holes may be made in the exterior siding, trim or gutters.
- B. Seasonal decorations should be removed promptly after the appropriate holiday.
- C. All decorations are subject to review as prescribed by the laws of the State of Texas by the Executive Board. The association has the right to require any owner to remove any decoration upon written notification to that effect.

#### 5. Antenna and Satellite Dishes

No antenna or satellite dishes may be attached to common area HOA structures such as roofs or exterior walls. Placement of these items is limited to those areas over which the unit owner or occupant has exclusive access such as their deck or fenced yard area.

**NOTE: Not all units are positioned where their “exclusive” space can receive a satellite signal. In such cases, satellite dishes are not permitted. When in doubt, check with the Management Company to confirm that your installation complies with the above conditions.**

Any violations of these guidelines will result in the required removal of the dish. Any questions about these guidelines should be directed to the Management Company.

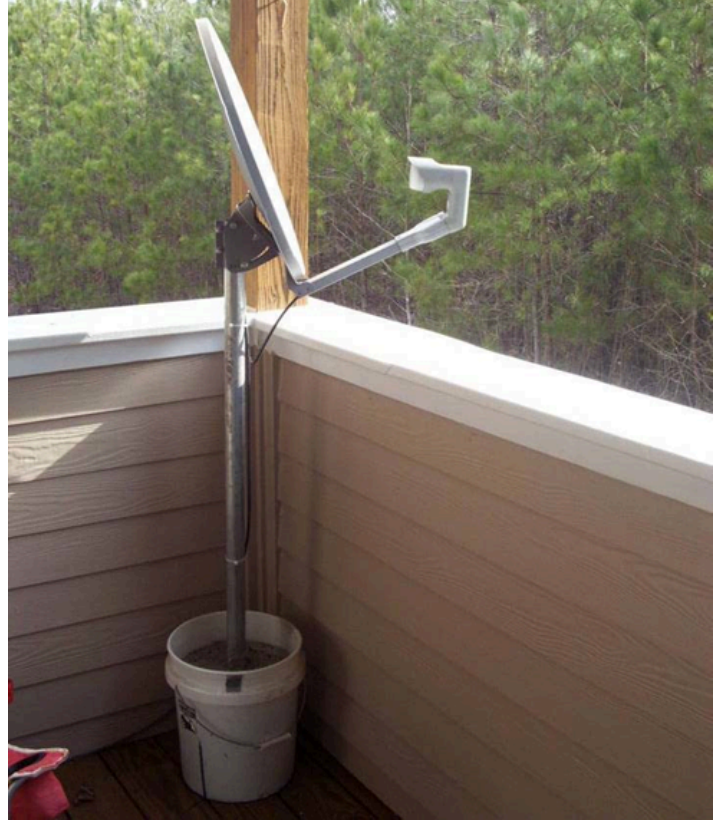
## Proper Installation of Satellite Dishes

Note: The dish is no more than a meter in diameter. The dish is kept entirely within the perimeter of the occupant's exclusive space (that means either inside the Unit or on the occupant's porch, patio, or deck **(no sidewalks, walkways or in ground installations) (no overhangs allowed).**

All dishes should be installed in a place and in such a way that there will not be a danger to any occupant.

HOA regulations stipulate that nothing **(including cables)** is to be attached to the outside of buildings including porches, patios, and decks. (One suggestion for mounting a dish is to mount the dish on a pole seated in a bucket filled with cement to place on your porch, patio, or deck.)

**No drilling through an exterior wall door or window is permitted. A "flat" cable under a door jam or window sill in a manner that does not physically alter your condominium or does not interfere with the proper operation of the door or window.**



## Flat Coaxial Cable Coupler

This flat coax lead is perfect for running a coax cable in through a window or door without drilling holes through a wall. Can be easily bent to put under a window sill or door jam. Comes with female "F" connectors on each end and a self-adhesive strip for securing it in place. Dimensions: 8" L x 5/8" W. Costs less than \$ 10.00

