

The Crossing at Edgecomb Creek HOA

RULES & REGULATIONS and Fine Schedule

Article 1 **General Appearance**

1.1

Garage sale, party, or event signs may be posted on a single stake in the ground only, and be removed within 48 hours of the event, except for HOA signs, real estate signs, or political signs, which may remain until no longer needed. Signs may not be attached to any common area structure, such as trees, mailboxes, poles, entry signs, etc.

1.2

Trash cans should be placed at the curb no earlier than 24 hours before trash pickup, and must be removed from the curb within 24 hours after pickup.

1.3

Toys, bicycles, equipment, and similar items may not be left in the front of the home. They must be kept behind a fence or inside your garage.

1.4

Rented storage containers (such as PODS) may be placed in a homeowner's driveway only, and may only remain for no more than 7 days.

1.5

Holiday decorations are to be removed from the outside of the dwelling no later than 2 weeks after a holiday (weather permitting).

1.6

Sidewalks must be kept clear of obstructions (including vehicles) so as to permit homeowners to utilize the sidewalks of our community and to comply with City of Arlington ordinance 10.54.050.

1.7

Fireworks are not allowed in the neighborhood per City of Arlington ordinance.

1.8

Loud music and other loud or disturbing noises are not permitted after 10:00 PM.

1.9

No laundry may be hung in the front yard of the home.

1.10

Homeowners must keep their homes exterior looking clean and aesthetically pleasing. This includes washing the exterior, re-painting home's exterior, and re-staining decks/porches when/and as needed.

The Crossing at Edgecomb Creek HOA

1.11

Basketball backboards cannot be attached to the front of any home or fencing. Movable hoops are acceptable, but must be stored behind fencing or in the garage when not in use.

1.12

Large objects such as dog kennels, sheds, etc. may only be placed behind fencing in the owner's yard.

1.13

Temporary window (front) coverings such as newspapers, sheets, blankets, foil, etc. must be removed within 60 days of moving in.

1.14

Business use of the home is not allowed when it affects the outside appearance of a home. This includes storage of products, advertisements, special business access, etc. as defined by the City of Arlington

Article 2

Pets

2.1

Dogs must be kept in the owner's control at all times; a leash is required by city ordinance. Owners must have enough control to keep their dog from approaching someone walking on the sidewalk. This is to allow everyone to feel safe to walk in our community without the fear of being confronted by someone's dog.

2.2

No livestock may be kept within the community in accordance with the appropriate city ordinance(s).

2.3

Dog owners must clean up after their dogs. Barking dogs which disturb neighbors are subject to County Animal Control regulations. Neighbors are advised to contact Animal Control.

Article 3

Parking & Streets

3.1

Owners should park their vehicles in the following order for aesthetic purposes:

- Inside your garage
- On your driveway
- In front of your own home on the street.

3.2

Vehicles, boats, trailers and RVs can only be parked in/on areas that are designed for parking not on the front lawn.

The Crossing at Edgecomb Creek HOA

3.3

A "project" vehicle that looks like it is in disrepair (severely rusted, parts missing, tires off, on jack stands, etc.) must be housed in the garage or on the side of the home, behind a fence, in a space designed for parking. If a project vehicle is to remain in plain view, it must be kept in a clean, attractive, and aesthetically pleasing manner when not directly working on the vehicle.

3.4

Boats, trailers, RVs, may be parked on the street, in front of the owner's home, for up to 72 hours. in a 30-day period. Commercial equipment may not be parked on the street, in front of the owner's home. Per City Ordinance, "No person shall stand or park a truck, motor home, or truck tractor-trailer combination which has a manufacturer's gross vehicle weight in excess of sixteen thousand pounds, a length in excess of twenty feet or a width in excess of eight feet upon any portion of a street or alley within any residential zone" unless the vehicle is used for loading/unloading or providing construction services to a resident.

3.5

Boats, trailers, RVs, camper shells must be parked on the side of the home, and be located behind a fence if they are to remain for more than 72 hours.

3.6

Vehicles shall not be "stored" on the street. If a vehicle is not being regularly driven (at least every 72 hours), then it must be stored on the owner's property in one of the spaces designed for parking. Neighbors are advised to contact the City of Arlington for violations.

3.7

Only street-legal currently licensed vehicles may be ridden, driven, or parked on the street. Scooters, mini-bikes, ATV's, motorized skates, dune buggies, motorized skateboards, go-carts and the like are not permitted to be driven on streets or sidewalks within The Crossing's neighborhood.

Article 4

Landscaping

4.1

It is the owner's responsibility to maintain their yard in an orderly and aesthetically pleasing manner.

4.2

Grass must be mowed and plants trimmed as needed.

4.3

Exterior fire pits and similar objects must be kept away from brush, trees, and fencing to ensure a safe condition. No permanent fire pits are allowed in the front yard.

The Crossing at Edgecomb Creek HOA

4.4

It is suggested that owners consult with their immediate neighbors with their fence plans before they have their fence constructed or painted.

4.5

No burning of trash is allowed.

Article 5

Common Areas (Including the Park & Basketball Courts)

5.1

The areas may be used between 8:00 AM and Sunset only.

5.2

No alcoholic beverages may be consumed in the common areas.

5.3

No items may remain in the common areas overnight.

5.4

The owners shall bear the responsibility for damage to common areas by neglect, accident, or misuse.

Article 6

Trash / Storage

6.1

Trash cans should be placed at the curb no earlier than 24 hours before trash pickup, and must be removed from the curb within 24 hours after pickup.

6.2

Trash cans may be stored on the driveway as long as they are kept in a clean and tidy manner -- trash and recyclables must be kept inside the cans and must not be visible from the street (not hanging out of the can, on the ground, etc.)

6.3

All storage buildings not behind the fence must be approved by the Architectural Committee prior to construction. Sheds shall be constructed of Wood, Vinyl, or Resin.

The Crossing at Edgecomb Creek HOA

Article 7 **Architectural**

The HOA is currently seeking volunteers to serve on an Architectural Control Committee that will be responsible for handling any/all architectural issues. The Committee will be made up of 3 members – 1 board member and 2 home owners. This committee will have the authority to make decisions, request changes to plans, and require removal of unapproved changes. Plans will either be approved or disapproved within 15 days. At times, there may be a need to request more information, in those cases, the additional time needed to make a decision will be stated in writing to the homeowner. This time will never exceed more than an additional 15 days. If a response is not received within the time frame stated above, then the plans will be deemed to be approved.

7.1

Changes to the color of your house shall require approval by the Architectural Control Committee before painting.

7.2

Additions to the exterior visible from the street, such as construction of room additions, awnings, patio covers, etc. must be submitted to the Committee for approval prior to installing any of these or similar items. It is strongly suggested that drawings, pictures, and/or specific details are provided at that time to ensure a speedy process and quick approval of your plans.

7.3

Any change not approved by the Committee may be subject to removal and restoration at the homeowner's expense.

Article 8

Penalties for Violating Rules & Regulations

A reminder letter will be issued to the homeowner and any tenant stating the nature of the violation. The owner will have an opportunity to appear before the Board to discuss the violation. If the violation is not corrected in a timely manner as determined by the Board, fines or legal action may be imposed at the Board's discretion per the Fine Schedule. Owners may petition the board for exceptions to rules on a case-by-case basis for special circumstances. Homeowners are responsible for violations by their tenants or guests.

The Crossing at Edgecomb Creek HOA

FINE SCHEDULE

If a violation is reported to the HOA Board the following will occur:

1. Notice of violation will be mailed to the homeowner (and tenant if applicable). The homeowner will have fourteen (14) calendar days to rectify the violation. The homeowner will be assessed a \$100.00 dollar fine per violation listed in the notification if not rectified within fourteen (14) days.
2. If the violation is not rectified within 30 calendar days, the homeowner will be assessed an additional \$150.00 fine per violation listed in the notification.
3. If the violation is still not rectified, the homeowner will be assessed \$150.00 for each additional month of non-compliance.
4. If the same violation occurs within one (1) calendar year, the homeowner will be assessed at the same schedule without receiving the initial fourteen (14) day notification.

**** The Board reserves the right, per the Declaration and the Bylaws to take legal action if necessary to compliance.***