

DC HOMEOWNERS ASSOCIATION

MOST COMMON VIOLATIONS

Antennae/Satellites (see Article III, 3.02 and 3.03 of the CCR's for full restriction details):

A homeowner must have written approval of the Architectural Committee before installation of any exterior radio or television antennae, aerial, satellite dish or disc including solar energy panels. An approval would include one satellite dish, no more than one meter (approx. 3 feet) in diameter, for receipt of television signals provided it is in an approved location that does not cause unreasonable delay, unreasonable cost or signal impairment. **An approved location constitutes a satellite installed on the portion of a lot which is not visible from any street, common area, or other lot and preferably: no part to be higher than the lowest point of the roofline and screened from view.**

Building and Improvements Architectural Approval:

It is the Lot Owner's responsibility to submit plans for new construction and/or any improvements to the Architectural Control Committee (ACC) for approval. Plans must be approved before construction can start. Any exterior improvements must be approved by the ACC.

"Improvement" is defined as any addition or change to the existing property. Examples of additions and major changes to your home and property which constitute improvements include, but are not limited to, installations of sidewalks, fences, swimming pools, decks, spas, gazebos, landscaping, basketball goals, playground equipment, windows, etc.

For improvements, please submit a site drawing (showing lot, existing house, any additions, intended placement on site, list of materials, colors, screening, etc.) to the DC Homeowners Association office, 1401 Sebesta Rd., College Station, TX 77845, fax to (979)595-7717 or email to dovecrossinghoa@aol.com along with a description of the improvements to be made. In most cases, the ACC will provide a response within 5 business days of receipt.

Garbage Services:

Currently the regularly scheduled trash pick up is on Monday and bulk trash/recycling on Thursday. Should you have any questions regarding this service, please contact the City of College Station directly at (979)764-3690. **Trash cans must be removed from the street promptly after trash pick up day and stored, from view, within an enclosed structure or appropriately screened area.**

3.07 Rubbish and Debris. No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property and no odors shall be permitted to arise there from so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view.

Lawn Maintenance:

It is the responsibility of the property owner to keep ALL grass cut, edged and weeded properly on a regular basis. Planters will not be permitted to house weeds, brush, or any objectionable or unsightly vegetation to grow due to lack of lawn management. Maintenance of lawn shall include watering when needed.

3.28 Maintenance of Lawns and Plantings. Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot cultivated, pruned, and free of trash and other unsightly material.

Trees, shrubs, vines and plants that die shall be promptly removed. Developer, the Association and the

Architectural Committee shall have the right at any reasonable time after no less than ten days notice to Owner and an opportunity to cure any violation of this provision, to enter upon any Lot to replace, maintain and cultivate shrubs, trees, grass or other plantings located thereon, and to charge the cost thereof to the Owner of the Lot as provided in Section 5.04(F).

Parking in Streets:

No vehicle may be parked in the street for a period of more than twelve (12) consecutive hours. Boats, jet skis, boat trailers, recreational vehicles, motor homes, inoperable vehicles, trailers, etc. may not be parked or stored in the streets, in front yards, driveways, or lots if visible from the street.

3.15 Driveway; Parking. The Architectural Committee shall have the right to impose limitations on driveway design, including materials, aprons, location and point of contact with dedicated roads, streets or private driveways within the Property. All driveways must be at least twenty-four (24) feet in width at the front property line of the Lot and at the entrance to the garage on the Lot. All occupants of a home on a Lot must park in the driveway and/or garage on the Lot and must comply with any parking restrictions imposed by the City of College Station and/or the College Station Fire Marshall.

3.23 Unightly Articles - Vehicles. No trailer, recreational vehicle, tent, boat, or stripped down, wrecked, junked, dismantled or wholly inoperable vehicle shall be kept, parked, stored, or maintained on any portion of the driveway or front yard between a street bordering the Lot and the permanent building structure. Such items shall be kept, parked, stored or maintained on other portions of a Lot only within an enclosed structure or a screened area which prevents the view thereof from adjacent Lots or streets.

Pets:

Except when confined within the boundaries of a private single family residence, all household pets shall be restrained or controlled by leash or similar restraint, cage or other container at all times. Please do not let your pets run loose and be sure to clean up after them when they are on common area property or other residential lots.

3.26 Animals - Household Pets. No animals, including pigs, hogs, swine, poultry, wild animals, horses, cattle, sheep, goats or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept or maintained on the Property. No domestic household pet shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets shall be allowed on the Property other than on the Lot of its Owner, except when confined to a leash. No animal may be stabled, maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels or breeding operation shall be allowed. No domestic household pet shall be allowed to run at large and all of such pets shall be kept within enclosed areas which must be clean, sanitary and reasonably free of refuse, insects, and waste at all times. Such enclosed area shall be constructed in accordance with Plans and Specifications approved by the Architectural Committee, shall be of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof, and shall be screened so as not to be visible from any other portion of the Property. No more than three (3) adult dogs and three (3) adult cats may be kept on a single Lot. All domestic household pets shall be kept in strict accordance with all local laws and ordinances.

We are glad you choose Dove Crossing Community for your home. Please let us know if we can assist you or provide additional information.