

Final

Grandview Estates P.O.A.

AESTHETIC QUALITY OF COMMUNITY POLICY

In order to promote the aesthetic quality of the community, the following items are **prohibited** from appearing within the properties:

1. **Air conditioners** in the window of any structure on the Lot.
2. **Antennas** except as set forth in the Deed Restrictions¹ and each is subject to approval of the Architectural Control Committee (hereafter referred to as ACC) and removal if in violation of these restrictions.
3. **Awnings** over windows, doors, or any area that may be seen from the street or neighboring lots.
4. **Basketball hoops** installed without prior approval of the ACC. **Temporary basketball goals** shall not be permitted to be in place for a period that exceeds a total of 24 hours per week and must be located out of view when not in use.
5. **Boat Slips** installed without prior approval of the ACC.²
6. **Bulkheading** installed without prior approval of the ACC.³
7. **Dead trees** that are visible to the public.
8. **Docks** installed without prior approval of the ACC.⁴
9. **Drainage** that is modified and causes such drainage to flow onto neighboring Lots.
10. **Drainage** that is modified from that which was established to effect proper drainage toward the Canal without ACC approval
11. **Drying services** such as clotheslines, reel, hanging circles and other exterior **drying services**. No fence may be used for the drying of clothes or towels if in public or neighboring view nor used for the hanging of pool equipment.
12. **Exterior lights** installed without ACC approval.
13. **Firearms, firecrackers, or other fireworks** may not be discharged in the Properties.⁵
14. **Flagpoles**, flags, pennants, ribbons, streamers, wind sock and weather vanes that have not been approved by the ACC.⁶
15. **Fuel Storage** of more than ten (10) gallons outside regular licensed vehicle gas tanks.
16. **Garbage cans** in public or neighboring view except on the day that garbage is collected or during use to dispose of debris from yard maintenance.
17. **Generators** may not be installed without ACC approval and must follow the Generator Policy as set forth by the Grandview Estates Board of Directors.
18. **Grass clippings** left on the streets after mowing.

¹ ARTICLE III, Section 23. All references to **ARTICLES** in this document are from the Declaration of Covenants, Conditions, and Restrictions of Grandview.

² ARTICLE III, Section 31.

³ Ibid.

⁴ Ibid.

⁵ ARTICLE III, Section 9.

⁶ ARTICLE III, Section 19.

19. **Improvements and/or landscaping** in Grandview Estates that are not in harmony with existing structures, design, color, and location with respect to topography and finished grade elevation and in compliance with minimum construction standards⁷
20. **Improvements and/or landscaping** that causes drainage to flow onto neighboring Lots
21. **Improvements** including main residence, out building, garage or carport, swimming pool, boat slips, fence or any part thereof located nearer than five (5) feet to any interior side Lot line.⁸ All improvements must be approved by the ACC prior to the beginning of construction. See the Outbuilding Policy, Fence Policy, Swimming Pool Policy.
22. **Livestock** including horses, cows, hogs, poultry, or livestock of any kind (other than house pets of reasonable kind and number) may be kept on any Lot.⁹
23. **Mailboxes** that do not conform to the design shown in the "Construction Standards, Regulations, Specifications, and Requirements."¹⁰
24. **Manufactured homes or mobile homes** on any Lot.¹¹
25. **Motor bikes, motor cycles, motor scooters, "go-carts," or other similar vehicles** that are operated on the properties, if, in the sole judgment of the Association, such operation, for reason of noise or fumes emitted, or by reason of use, shall constitute a nuisance or jeopardize the safety of the Owners, his tenants and their families.¹²
26. **Motor vehicle** repair work, dismantling or assembling of motor vehicles or other machinery or equipment on street, driveway, or any portion of the Properties.¹³
27. **Motor vehicles** parked or stored on any part of any Lot, easement, right-of-way, or any other area unless such vehicle is concealed from public view inside a **garage** or other **approved enclosure**, except passenger automobiles, passenger vans or pickup trucks that are in operating condition; have current license plates and inspection sticker, and are in daily use as motor vehicles on the streets and highways of the State of Texas; and which do not exceed six (6) feet, six (6) inches in height or (7) feet, seven (7) inches in width or twenty-one (21) feet in length, may be parked in the driveway on such Lot.¹⁴ No registered, operating motor vehicle may be parked on the grass or other landscaping.
28. **Motor vehicles**¹⁵ that are unregistered or inoperable.
29. **Non-motorized vehicle**, trailer, boat, marine craft, hover craft, aircraft, machinery or equipment of any kind may be parked or stored on any part of any Lot, easement, right-of-way or any other area unless such object is concealed from public view inside the garage or other approved enclosure.¹⁶

⁷ ARTICLE II, Section 3.

⁸ ARTICLE III, Section 6.

⁹ ARTICLE III, Section 25.

¹⁰ ARTICLE III, Section 17.

¹¹ ARTICLE III, Section 1.

¹² ARTICLE III, Section 21.

¹³ ARTICLE III, Section 22.

¹⁴ ARTICLE III, Section 22.

¹⁵ ARTICLE III, Section 19.

¹⁶ Ibid.

30. **Ornamental statuary, sculpture and/or yard art** that is visible from a public street, private street within Grandview Estates or common area excluding those which may be part of an otherwise approved landscape plan and approved by the ACC.¹⁷
31. **Outdoor furniture** positioned on lawns or driveways and in public or neighboring view for more than 48 hours. All outdoor furniture must be properly maintained and located on porches, patios, or pool decks that have been approved by the ACC.
32. **Pets** running free. All pets must be on a leash.¹⁸
33. **Playground and recreational equipment** permanently installed without ACC approval¹⁹ and **none** shall be allowed if in public or neighboring view.
34. **Property improvements** that have been approved by the ACC, but have not been completed **within three (3) months, except for new home construction which must be secured and dried in within six (6) months and completed within nine (9) months.**
35. **Property improvements** that require ACC approval, but have not been approved.
36. **Satellite dishes** larger than 20" in diameter and visible from any street within or outside the subdivision.
37. **Security cameras** with surveillance that extends beyond any interior side Lot line and invades the privacy of neighboring Lots.
38. **Shrubbery** that is overgrown, dead, or left untrimmed in an unsightly manner.
39. **Signs** (except approved by the ACC).
40. **Solar panels** are not allowed without prior approval of the ACC.²⁰
41. **Storage bins**, including plastic upright storage units, unless placed at the rear of the property and not visible from the street or neighboring Lots.
42. **Swimming pool equipment** that is visible from the street or neighboring view. Wrought iron fencing alone does not hide swimming pool equipment and is not acceptable as a screen from public view.
43. **Swimming pools** that are above ground.
44. **Uncut grass and weeds.** The front and rear yard of all waterfront Lots, the front and side yard of all corner Lots, and the front yard of all other Lots must be landscaped and the owner must cut all weeds and grass thereon and maintain the Lot in a sanitary, healthful and attractive manner.²¹ Grass shall not be allowed to grow onto the streets.
45. **Vehicle trespass**, licensed vehicle or unlicensed, over the common area landscaping or across the drainage/utility easements, except as may be necessary for the mowing of Lots.
46. **Vines and wild shrubbery** that are growing up and around the trunks of trees.
47. **Yard equipment, wood piles, or storage piles** that are visible to the public.²²
48. **Yard umbrellas** that are faded, worn, and visible from the street or neighboring view and no more than two (2) **umbrellas** shall be placed on deck furniture and/or around

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ ARTICLE III, Section 24.

²¹ ARTICLE III, Section 20.

²² ARTICLE III, Section 20.

pools if visible to neighboring or public view. Umbrellas that are permanently installed shall require ACC approval.

49. **Other** objects that may be an eyesore to the community and its residents.

Inspections for Violations of the Deed Restrictions, Bylaws, and P.O.A. Policies

All Lots are subject to inspection at any time by the P.O.A., its Board of Directors, Architectural Control Committee, or the assigned agent of the P.O.A.

Any property owner in violation of any of the prohibited items above will be sent a letter from the P.O.A. Board of Directors or its management agent, advising the property owner of the violation. Property owners will be given thirty (30) days to correct the violation. If the violation does not require ACC approval, the property owner will be given thirty (30) days to correct the violation. If the violation is not corrected within thirty (30) days, the violator will be issued a fine in the amount of \$50 per week until the violation is corrected. If the violation is not corrected after three (3) months, the P.O.A. reserves the right to correct the violation at the expense of the property owner.

Any property owner who is in violation of any improvement, alteration, addition, or modification that requires ACC approval will be sent a letter identifying the violation and issued a fine in the amount of the deposit that is required when applications are submitted for ACC approval.²³ This fine is non-transferrable to an application for ACC approval. If the violation is not corrected within ten (10) days²⁴, a fine of \$100 per day will be assessed until the violation is corrected or on appeal.

a. _____	Boat Slip.....	\$1,000.00
b. _____	Bulkheading.....	\$1,000.00
c. _____	Carport.....	\$1,500.00
d. _____	Dirt Excavation or embankment of dirt that alters the established drainage plan.....	\$1,500.00
e. _____	Dock.....	\$1,500.00
f. _____	Drainage-- Modifications to established drainage plans.....	\$1,000.00
g. _____	Driveway--Additional or Extension of Driveway.....	\$1,500.00
h. _____	Exterior Lighting.....	\$ 500.00
i. _____	Fence.....	\$1,000.00
j. _____	Flag Poles.....	\$ 250.00
k. _____	Garage.....	\$1,000.00
l. _____	Garden.....	\$ 250.00
m. _____	Gazebo.....	\$ 500.00
n. _____	Generators.....	\$ 250.00
o. _____	Gutters and Downspouts.....	\$ 500.00
p. _____	Landscaping—new.....	\$ 500.00
q. _____	Outdoor kitchen.....	\$1,000.00
r. _____	Patio Cover.....	\$ 500.00

²³ Refer to the Grandview Estates P.O.A. Property Improvement Application and the Grandview Estates P.O.A. Architectural Control Guidelines.

²⁴ **ARTICLE III, Section 31.**

s. _____	Patio or Porch Screens.....	\$ 500.00
t. _____	Patios.....	\$1,000.00
u. _____	Pergola.....	\$ 750.00
v. _____	Playground Equipment, including basketball goals.....	\$ 250.00
w. _____	Porch.....	\$1,000.00
x. _____	Removal of trees, except dead trees (per tree).....	\$ 250.00
y. _____	Roof.....	\$1,000.00
z. _____	Signs.....	\$ 50.00
aa. _____	Storage Shed.....	\$1,000.00
bb. _____	Swimming Pool/Spa/Deck.....	\$1,000.00
cc. _____	Wall	\$1,000.00

Property Maintenance that Does Not Require ACC Approval

Property owners who do property maintenance improvements so denoted with an asterisk (*) below shall notify the Board of Directors or its designated management agent²⁵ of the property maintenance improvement in writing. This notification is intended solely to protect the property owner from being reported for violation of the ACC requirements for a (a) new home or (b) property improvement that requires ACC approval.

1. *Painting of **House** if painted the same color as originally approved by the ACC.
2. *Painting or powder coating wrought iron **Fence** in black if the fence was previously approved by the ACC.
3. *Painting or powder coating wrought iron **Trim** if painted with the same color as originally approved by the ACC.
4. *Repairs to **Driveways** that do not deviate from that which was originally approved by the ACC regarding physical dimensions and materials used.
5. *Replacement of **windows** and **doors** if they match that which was originally approved by the ACC.
6. *Replacing **Gutters** and **downspouts** which match the surface they are attached to if they are installed so water runoff does not go onto adjacent properties or change the established drainage plan.
7. *Replacing **Roof** if replaced with the same materials and color as were originally approved by the ACC.
8. *Staining of **Shutters, Trim, and/or Garage Doors** if the same color is used as was approved at the time of initial ACC approval.
9. **Dirt fill** that may be required to restore the **original established drainage plan** or fill pockets or low areas where water will stand following a rain or during normal yard watering.
10. **Interior modifications** and/or decorating except that **no garage** may be converted to living space or storage.
11. Mulching **flowerbeds and around trees and shrubs** or vacant spots that are considered enhancements to the original landscaping.
12. Painting of **mailboxes** if in the same color as originally approved by the ACC.
13. Pruning of **trees**.

²⁵ See the Home Improvement Form that must be submitted to the Grandview Board of Directors or its management agent.

14. Removal of **dead trees**.
15. Replacement or extensions of **irrigation systems** if previously approved by the ACC.
16. Replacing **trees, shrubs**, and other landscape materials that were originally approved by the ACC.
17. Resurfacing **porches** and **patios** if resurfacing is not changed from that originally approved by the ACC.

GRANDVIEW ESTATES PROPERTY OWNERS ASSOCIATION

Grandviewestates@consolidated.net

P.O. Box 367
Montgomery, TX 77356

936-525-7911 (Voice)
936-597-5397 (FAX)

NOTIFICATION OF HOME MAINTENANCE

PROPERTY OWNER: _____

ADDRESS: _____

LEGAL DESCRIPTION: GRANDVIEW SECTION: _____ BLOCK: _____ LOT _____

PHONE: _____ EMAIL: _____

The following property maintenance will be done to this property beginning on or about

Month Day Year

1. _____ Painting of **House** the same color as originally approved by the ACC.
2. _____ Painting or powder coating wrought iron **Fence** in black.
3. _____ Painting or powder coating wrought iron **Trim** the same color as originally approved by the ACC.
4. _____ Repairs to **Driveways** as approved by the ACC regarding physical dimensions and materials used.
5. _____ Replacement of **windows** and **doors** that match those which were originally approved by the ACC.
6. _____ Replacement of **Gutters** and **downspouts** which match the surface they are attached to and will be installed to prevent water runoff onto adjacent properties and will not change the established drainage plan.
7. _____ Replacement of **Roof** with the same materials and color as were approved by the ACC.
8. _____ Staining of **Shutters, Trim, and/or Garage Doors** the same color as was approved by the ACC.