

# ***White Oak Trails*** ***Homeowners' Association, Inc.***

P.O. Box 433,  
Dayton, Texas 77535  
www.whiteoaktrailshoa.org



**Officers:**  
Kathryn Sharp, President  
Staci Wise, Secretary  
Aaron Anderson, Treasurer

## Community Rules

**Purpose:** To enforce the White Oak Trails Covenants, Conditions and Restrictions (WOTCCR), bylaws, and policies in a fair and diplomatic manner. Should there be any dispute, the WOTCCR will always prevail.

**Enforcement:** Residents found in violation of the HOA rules and/or the WOTCCR will receive written (certified mail or hand delivered) notification and will be given an appropriate timeframe to correct the issue. Continued non-compliance of these rules beyond the given timeframe will be considered a violation of the WOTCCR and will be subject to a fine or will be brought into compliance by the HOA at the owner's expense. Unless otherwise specified below, the fine for the first instance of non-compliance will be \$25. Continued non-compliance will result in increasing fines until the issue is resolved. Enforcement actions are valid and applicable per WOTCCR Article X.

1. **Free-Roaming Animals** (WOTCCR Article IX, Section 19)
  - a. All animals must be confined to the property of the owner and kept in a manner that does not create a nuisance. This includes common household pets like dogs and cats, as well as bovine, fowl, and other farm animals.
  - b. This is a community safety issue and violations will not be tolerated. One warning will be issued, and any further verifiable complaints will precipitate a \$100 fine per occurrence. Fines will double after the third occurrence, and with each occurrence thereafter.
2. **Yard Maintenance** (WOTCCR Article IX, Section 4 & Article XI, Section 5)
  - a. The owners of all lots shall keep the weeds and grass cut in a sanitary, healthful and attractive manner.
  - b. Each owner shall be responsible for maintaining and cutting the ditches and culverts that border their property line to the edge of the road which includes cutting the grass, weeds, living plants and the removal of any debris that might impede the drainage of the ditch or culvert.
  - c. Owners will be notified of the need to comply. If the violation is not remedied within 10 days, the HOA may at its discretion, perform this maintenance and bill the cost to the owner.
3. **Trash and Material Storage** (WOTCCR Article IX, Sections 5-6)
  - a. The open storage of lumber, metals, bulk materials, refuse or trash is prohibited.

- b. Building materials may only be stored on a lot during the construction of an Architectural Control Committee (ACC)-approved structure.
- 4. **Exterior Maintenance** (WOTCCR Article IX, Section 4)
  - a. All fences and exteriors must be maintained in good order and repair.
  - b. Fences and all exteriors will be maintained free of moss, mold, mildew or stains.
  - c. If fence or exteriors are approved to be painted by the ACC, the paint must be maintained in good condition.
- 5. **Common Area Parks and Trails** (WOTCCR Article IX, Section 7, HOA vote dated 4/5/18)
  - a. No ATV's on HOA/common property after 10:00pm.
- 6. **Home Businesses** (WOTCCR Article IX, Section 3)
  - a. Home businesses may not be operated from the neighborhood without the written approval of Board of Directors.
  - b. The profession or home industry
    - i. may not constitute a nuisance to adjacent lot owners.
    - ii. May not employ persons who must travel frequently to the business site.
    - iii. May not have clients that frequent the business site
    - iv. May not have vehicles, trailers, equipment or supplies packed or stored upon or parked nearby said residential lot.
  - c. The fine for storage of business-related industrial equipment and vehicles/trailers will be \$100 per piece of equipment for the first instance of non-compliance.
- 7. **Outbuildings** (WOTCCR Article VIII, Section 25)
  - a. Must be approved by the ACC if they are greater than 120 sq. ft.
  - b. Must be located at least 20 feet behind the rear line of the dwelling, unless otherwise specified and approved by the ACC.
  - c. The fine for an improperly located or un-approved outbuilding will be \$200 for the first instance of non-compliance.
- 8. **Window HVAC Units** (WOTCCR Article VIII, Section 10)
  - a. No home or outbuilding may have a window mounted HVAC unit visible from any street.
- 9. **Playground Equipment** (WOTCCR Article VIII, Section 27)
  - a. Must be approved by the ACC.
  - b. Must be kept behind the rear line of the house relative to any road or concealed behind an approved fence.
  - c. Must be maintained in good cosmetic condition such that it does not become an eyesore to the neighborhood.
- 10. **Motor Vehicle Parking** (WOTCCR Article IX, Section 8)
  - a. Parking in the street is not allowed, except for temporary circumstances. Nightly is not a temporary circumstance.
  - b. Parking on lawns, ditches, open space areas, dirt, or grassy areas is prohibited.
  - c. All vehicles visible from the road must be operational with current inspection and registration as required by local law.

- d. Any non-compliant vehicles must be concealed from public view inside a garage or other approved structure or parked behind the residence
- e. One operational tractor for residential use is permitted to be parked in the yard. All tractors
  - i. Must be parked behind the front line of the house relative to the street on which they are addressed and/or the front door.
  - ii. Must have all visible implements attached. Detached implements must be stored out of sight.
  - iii. Must be kept in good working condition and painted, such that they do not become an eyesore to the neighborhood.

**11. Trailers (Boats, RV's, and all other towed vehicles)** (WOTCCR Article IX, Sections 5 & 8; Article VIII, Section 1)

- a. Large trailers that exceed 10' in height or 25' in length may not be kept on any part of any lot unless they are concealed from the public view behind the residence or in an approved enclosure.
- b. Trailers must be parked behind the front line of the house. Trailers not parked on a paved or ACC-approved gravel surface must be kept behind the rear line of the house.
- c. No more than two trailers of any kind may be visible from any street.
- d. All open/flatbed trailers must be kept unloaded/clean and may not be used for open storage.
- e. All trailers must be kept painted and in good working order, neatly stored, and squarely parked so they are not an eyesore to the neighborhood.
- f. All travel trailers/campers
  - i. Must be with stored with any slides, steps, and awnings retracted, and no utilities connected.
  - ii. May be opened/set up for trip preparation or cleanup for no more than 72 hours prior to or following use.
  - iii. May not be used as a dwelling or guest quarters in the neighborhood at any time.

If a trailer is set up or connected to utilities for more than 72 hours, it will be assumed that it is being used as such and a fine may be assessed. Fines will double with each subsequent occurrence.