



GRANBURY AT VALLEY VISTA

**Homeowners Association
Rules and Regulations**

**Adopted
Published**

Effective



PROBLEMS AND COMPLAINTS REGARDING THE COMMON ELEMENTS

To report non-emergency problems related to your unit or general complaints, please email current management.

In the event of an **EMERGENCY, DIAL 911** for immediate assistance.

GRANBURY AT VALLEY VISTA HOMEOWNERS ASSOCIATION

EVERYONE BENEFITS FROM AN EFFECTIVE ASSOCIATION
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Each Owner should have received a copy of the Public Offering Statement, Covenants, Conditions and Restrictions (CC&R's), the Articles of Incorporations and the Bylaws for the **Granbury at Valley Vista Homeowners Association**, which are governing documents along with these Rules and Regulations. Updates to these Rules will periodically be distributed by your Board. Please become completely familiar with these publications, since they set forth in detail the rights, duties and obligations of each Owner. The Rules and Regulations supplement the CC&R's, and in case of conflict, the CC&R's shall prevail.

PLEASE READ THIS INFORMATION CAREFULLY AND BE CERTAIN THAT YOUR FAMILY, GUESTS AND TENANTS UNDERSTAND THE RULES AND REGULATIONS ENTIRELY. If there are any questions or if you do not have copies of the Association's documents, please contact the current management company in writing.

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GENERAL RULES AND REGULATIONS

Owners, including absentee Owners, are responsible for ensuring that tenants and guests abide by these Rules and Regulations. **OWNERS MUST PROVIDE A COPY OF THESE RULES AND REGULATIONS TO THEIR TENANTS.** Additional copies are available from the Management Company.

OWNER'S COMPLIANCE

1. **Single Family Use:** All units within the properties shall be used solely for the construction of residences whose occupancy and use shall be restricted to single family residential use.
2. **Owners Responsible for Actions of Tenants, Guests, and Residents:** Owners are responsible for the actions of Tenants, Guests, and Residents of their Units while such persons are within the Association. Owners will be held responsible for any damages to the Common Areas/Elements and any violations of the Association's governing documents caused or incurred by the Tenants, Guests, and Residents, of the Owner's Unit. Assessments for damage caused by actions of an individual will be based on the costs of repairs and replacement and labor for actual cleaning and/or repair of facilities.
3. **Offensive Conduct Is Prohibited:** Verbal abuse, threats, physical and verbal intimidation, assault, battery, and any other similar conduct towards members, staff, management, Residents, and/or Guests of the Association is strictly prohibited in the community and in Board meetings and constitutes a violation of the Association's Rules and Regulations.
4. **Reporting Procedures:** All complaints, suggestions, inquiries, and/or recommendations must be made in writing to the attention of the Board of Directors. The writing must include your name, mailing address, and both your work and home telephone numbers. Mail or fax all written correspondence to the Association's management company. The Board will attempt to confirm that the violation is valid. If the violation is not visible from common areas or the street, an appointment will be made with the complainant to allow the Board to witness and confirm the violation. If the violation cannot be confirmed, the Board may not be able to proceed with the violation. Once the violation is confirmed, the notification of the violation process may begin.
5. **Rules Violations and Fines:** Violations of these Rules, any resolution of the Board of Directors, the Bylaws, and/or Declaration will be handled in accordance with Section 17.1 ("Enforcement") of the Association's Declaration and any

current Penalty Policy in effect. Violations of these Rules, any resolution of the Board of Directors, the Bylaws, and/or Declaration may result in the matter being turned over to the Association's attorney for resolution. This is an addition to any other remedies available, including commencing civil action.

COMMUNITY LIVING

1. Quiet time is 10 PM - 7 AM.
2. Radios, stereos, televisions, musical instruments, party activities, car horns, repeated false alarms from car alarms or other noise sources must be restricted at all times to a level that is not disturbing to other residents.
3. Temporary storage containers, such as PODS, are permitted and must be placed on the resident's driveway. Placement on the street is prohibited unless otherwise approved by the board. If PODS are needed longer than 7 days, contact the management company for HOA approval. *(a) Notification Requirements: The HOA must receive prior written notice of the container's placement at least seven (7) days prior to the placement of the POD or container. (b) Damage Responsibility: Any damage to the property or street caused by the container may be assessed against the responsible resident following Notice and Hearing and is the responsibility of the homeowner.*

CC&R Reference: Granbury CC&Rs, Section 10

4. Toxic chemicals such as gasoline, motor oil, antifreeze solvent, paints, paint thinners, wood preservatives and other such fluids shall not be discharged into any street, common areas, or into storm drains or storm water conveyance systems
5. Trash Containers and Garbage Cans: Trash, debris, and all other waste material shall be stored in secure containers with lids of a size, type, and made regularly used for trash containment. All trash containers and recycling bins are to be stored in the garage, rear yard, or side yard. *(a) Trash containers and garbage cans are to be maintained in a clean and sanitary condition so that no noxious odors or conditions permit the spread or encouragement of fire, disease, or vermin or create a nuisance to the community (b) **Trash Pickup Times:** Trash containers and garbage cans may only be placed on the curb or at the end of a Lot for pickup twelve (12) hours before the scheduled pick-up date and time. The containers and cans must be removed from the pickup location within twelve (12) hours after pickup (c) Bulk items that need additional time at the curb require Association notice at least 24 hours in advance.*

6. No Owner or Resident shall keep or store any item in the Common Elements and nothing shall be altered, constructed, planted in, or removed from, the Common Elements, without the written consent of the Board.
7. The Association is not responsible for any injury, lost or stolen property incurred in any Common Area.
8. Walking, strolling, or promenading in any common area covered by decorative rock is not permitted.
9. Drugs and/or alcohol in any of the Common areas are strictly prohibited.
10. Association Vendors: The common areas are supported by a wide variety of vendors. These independent contractors work at the discretion of the Board of Directors. Residents may NOT discuss any issue with a vendor directly. Any problems perceived by a resident must be reported directly to the management company.
11. Common Area Damage: No activity is permitted within or upon the common area causing damage to any structure or improvements thereon. Individuals responsible for any such damage (owner, tenant, guest, agent, etc.) will be required to reimburse the HOA for all expenses incurred in the replacement or restoration of any damaged items. Examples include but are not limited to, tagging, destruction of light poles, gates, vandalizing the internal or external walls, plants, trees, watering system.
12. Offensive Behavior: Noxious, offensive, dangerous, and unsafe activity creating a nuisance or annoyance to others is not permitted.

PARK AREAS

1. The parks will be open 7 days a week from 7:00 am to 10:00 pm. In the event of an emergency, the park hours may be temporarily changed by posting notices at each affected park and an electronic notice sent to each owner maintaining an electronic email address on file with the association.
2. Loitering is prohibited.
3. Noise must be kept to a reasonable level so as not to disturb neighboring homeowners.
4. No alcoholic beverages or glass containers are allowed in any of the park areas.

5. Residents and their guests are responsible for picking up their own trash or waste.
6. Commercial, business, and sales activities of any kind are not allowed in the park areas.
7. **Except for Granbury at Valley Vista sponsored events and political activities for Granbury candidates running for executive board positions, campaigning or soliciting is prohibited.** All Granbury board candidates may conduct political activities up to 90 days prior to the ballot return date to the association. In addition, residents may gather with regard to other association related activities/affairs, e.g., discussions regarding other matters of concern to the association and its members such as amendments of governing documents, special assessments, and recall efforts.
8. Camping is prohibited.
9. Marijuana or any other substances are prohibited.
10. Golfing in the park areas is prohibited.
11. Tacks, staples, etc. on the poles in common areas and ramadas is prohibited.
12. Climbing on the shade sails is strictly prohibited.
13. Ramada areas are available on a first come first served basis. There are no reservations required for these areas.
14. Ramada areas must be left clean, and all trash must be put in appropriate trash receptacles. If the picnic area is not left in acceptable condition, a cleaning/repair service charge may, after notice and hearing, be assessed and billed to the responsible party.
15. No motor vehicles are allowed or permitted off roadways in the parks. Park users must provide alternative ground transportation (dolly or cart) to transport their items to their area.
16. Jumpers and bounce houses are not allowed in any park or common area.

<p style="text-align: center;">RESPONSIBLE OWNERS WILL BE ASSESSED FOR ANY CLEAN-UP SERVICES PROVIDED BY THE ASSOCIATION FOLLOWING NOTICE AND HEARING AS REQUIRED BY THE ASSOCIATION'S GOVERNING DOCUMENTS.</p>
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PLAYGROUND

1. Use the playground equipment is at your own risk.
2. The play area is reserved for residents and their guests only.
3. Adult supervision is recommended.
4. Playground hours are from 7:00a.m. to 10:00p.m.
5. Proper footwear is required.
6. Never use equipment when icy or wet.
7. Slide feet first, no walking up any slides.
8. No glass in the playground areas.
9. Climbing on the shade sails is strictly prohibited.
10. No Profanity.

ANIMAL RULES

1. No animals or fowl, including without limitation, horses, cows, sheep, goats, pigs and chickens, shall be permitted to be allowed or maintained on or in any unit. Exceptions may be made for service and/or assistance animals when required.
2. All animals must be kept on a leash at all times and under personal control by their handlers at all times.
3. Each person bringing or keeping or otherwise responsible for any animal within or brought into the neighborhood shall be absolutely liable to other Owners, Residents and their respective families, Guests, and invitees for any damage to persons or property caused by said animal(s).
4. It is the responsibility of each Resident to ensure that animals are not making excessive noise. At its discretion the Board may determine an animal to be a nuisance due to the excessive noise it is creating.

5. The permitted animals shall be kept, bred, or raised solely as a household animal for private use and not for commercial purposes.
6. Any damage caused by an animal shall be repaired/replaced at the animal owner's expense. This includes, but is not limited to, grass and plant damage, claw mark damages, etc. Violations such as not cleaning up and disposing of animal waste should be reported to the Management Company.
7. Animal behavior or aggression should be reported to Animal Control.
8. Upon submission of request to the Board and/or Association Management, and subsequent receipt of Board approval, service and/or emotional support animals may be considered exempt from certain rules. Any such waiver shall be granted in writing by the Association. **CC&R Reference: Granbury CC&Rs, Section 10.4**

COMMON AREA DAMAGES

Damages to the common area will result in replacement or repair costs being billed back to the person(s) responsible following notice and a hearing.

Owners are encouraged to report any violations and/or damages to the Management Company so that damages may be minimized, and repairs can be made promptly.

CC&R Reference: Granbury CC&Rs, Section 9.3

FIREWORKS

Fireworks of any kind are strictly prohibited anywhere on the property, this includes private and common areas. The use of fireworks on the property may subject the user and/or responsible Unit Owner to a Health/Safety/Welfare fine. **CC&R Reference:**

Granbury CC&Rs, Section 10.9

MAIL BOXES

All owners are responsible for the maintenance, repair or replacement of the lock on their individual mail box. Any broken or malfunctioning lock should be repaired promptly by a qualified locksmith. The Association will not be responsible or liable for any identity theft arising out of any stolen mail.

RENTAL/LEASING REQUIREMENTS

1. Each Owner shall have the right to lease his or her residence, provided that all such leases must be in writing and provide that the lease is subject in all respects

to the provisions of these Rules, the Parking & Towing policy and/or CC&R's and the Articles of Bylaws, and any Amendments thereto governing the Association.

2. No short-term rentals or leases of less than six (6) consecutive months are allowed. (See Section 10.1 of the CC&R's) No owner may lease or permit subleases of less than the entire residence. All units are for single-family residential use only. A copy of any lease must be provided to the Association Community Manager.
3. **ALL OWNERS MUST PROVIDE THEIR TENANTS WITH A COPY OF THESE RULES AND REGULATIONS AND ALL TENANTS MUST COMPLY WITH THESE REGULATIONS, THE CC&R'S AND BYLAWS.** Owners are held responsible for the actions and behavior of their tenants and guests and financially liable for damage to the Common Elements, equipment, and for violations of the Rules and Regulations.
4. All owners renting units must provide the Tenant name and emergency contact information to the Management Company. **CC&R Reference: Granbury CC&Rs, Section 10**

UNSIGHTLY ARTICLES

Unsightly Articles: No rubbish, brush, weeds, undergrowth, or debris of any kind or character shall ever be placed or permitted to accumulate upon any Lot or any portion thereof so as to render said premises a fire hazard, or unsanitary, unsightly, offensive, or detrimental to any other property in the vicinity or the occupants thereof.

CC&R Reference: Granbury CC&Rs, Section 10.10

Porch/Door Welcome Signs:

Porch signs are allowed on or near an entrance door of a Unit.

LANDSCAPE

1. Owners must trim trees and plant material sufficiently to allow unobstructed pedestrian passage on all public walkways..
2. Weeds shall be removed promptly.
3. Dead or dying trees and/or plants must be replaced within 30 days.

4. To limit possible damage to Dwellings and other improvements, Owners and/or Residents shall not install or allow to be installed any plant life and/or irrigation system within five (5) feet of any foundation, slab, side of other portion of dwelling, exterior concrete, flatwall, wall, and party wall. **CC&R Reference: Granbury CC&Rs, Section 9.8 (e)**

ARCHITECTURAL

ARC Approval Required: No building, fence, wall or other structure (including the following by way of illustration but not limitation; solar or heating systems; air conditioning systems; pools, spas, ponds or fountains; landscaping, stonework or concrete work; related mechanical, plumbing or electrical facilities storage sheds; garage areas; awnings and patio covers) shall be constructed, erected, altered or changed on the property, including external construction of any type or nature; repairs or repainting, with approved colors only per approved color scheme (no mixing of colors from different scheme, until, prior to the commencement of work, the plans and specifications showing the nature, kind, shape, materials, and location of the improvements shall have been submitted to and approved in writing by the Architectural Committee as to harmony of external design and location in relation to surrounding structures and topography.

Submission of ARC Application: The application for approval must be in writing and submitted to the Committee either by mail, facsimile, email, association portal site, or in person to the Management Company. The homeowner does not need Architectural Approval when painting or remodeling the interior of his residence, or rebuilding according to previously approved plans and specifications, or to paint the exterior the same color as previously painted and approved.

Construction activity is prohibited between the hours of 9:00 p.m. and 6:00 a.m. and there is to be no work on holidays or weekends without prior Board approval. **CC&R Reference: Granbury CC&Rs, Section 8**

House Numbers:

1. House numbers on home must remain lit between the hours of civil dusk and civil dawn.
2. House numbers must remain in the same location as originally placed by the builder.
3. House numbers must remain the same type of device as originally installed by the builder.

Coach Lights:

1. All houses must maintain their installed Coach Lights as originally installed by the builder. Absent prior written approval of the ARC, in its sole discretion, no Owner may delete, modify, or change any Coach Light or part thereof as initially installed by Declarant.
2. Coach Lighting must be a light source that produces a white light with the same brightness and color temperature as the originally installed fixtures, unless: *(a) The light color is temporarily changed as part of holiday decoration lighting, or (b) The light is temporarily changed to reflect an emergency, such as a fire or other immediate safety issue, and is returned to its original color after the immediate situation is corrected.* **CC&R Reference: Granbury CC&Rs, Section 9.11**