

Tenex Properties, LLC

13740 Research Blvd, Suite E3
Austin, TX 78750
Tel 512-331-4019 Fax 512-331-4258
www.TenexProperties.com



DEAR TENANT(S),

Please review these *helpful reminders* regarding Home Owner Association Violations to help avoid violation notices and fines that will be assessed to you:

1. **Lawn care is a MUST!**
 - a. Weeding – including driveway, sidewalks, fences, flowerbeds and yard.
 - b. Mowing – growth of the grasses in lawns must be properly maintained not to exceed 6 inches in height.
 - c. Edging – keep all shrubs, trees, grass and plantings of every kind pruned, free of trash, and other unsightly materials.
 - d. Watering – as needed, especially during summer months.
2. **Trash container and recycle bins**
 - a. Allowed at curb on trash day ONLY.
 - b. NO cans, bags, containers or receptacles for the storing of trash, garbage or debris shall be stored, kept and placed on any lot where visible from any street except on a day designated for pick up.
 - c. Store trash/recycle receptacles out of public view in garage or behind fence.
3. **Unsightly materials – USE and STORE OUT OF PUBLIC VIEW.**
 - a. Satellite dishes – must be approved; if approved it should only be mounted on a free standing pole on the side of home behind the fence (NOT allowed attached to home/roof or garage).
 - b. Grills
 - c. Child swings and toys
 - d. Cable wires – must be approved; if approved for the purpose of satellite dishes, internet/cable/phone connections – installment must be done by a professional.
 - e. Basketball goals are prohibited.
 - f. Holiday decorations, lights, etc. – allowed only during actual holiday season.
 - g. Tarps, bricks, tool boxes, gas containers, automobile tools, bags, etc.
4. **Vehicles, Parking and Driveways**
 - a. USE garage and driveway for parking only. DO NOT park in lawns.
 - b. No parking overnight on any roadway or public curb.
 - c. Registration and Inspection tags are to be current.
 - d. No inoperable vehicles in driveway including flat tires.
 - e. Boats, trailers, commercial vehicles, tractors, campers, wagons, buses, motorcycles, motor scooters, all-terrain vehicles and garden equipment shall be kept at all times, except when in use, in enclosed structure or screened from view.
 - f. Clean oil/fluid stains on driveway and garage.
5. **Pets**
 - a. MUST be leashed and properly tagged for identification when being walked.
 - b. NO loose pets – secure fences and gates.
 - c. Pick up after your pet and dispose of waste properly.
6. **Fences** – Report any broken, leaning and rotted posts/pickets to Tenex immediately for repair.
7. **Neighborly Conduct** – Be aware of your neighbors. Be courteous – no loud music, blocking driveways or littering.

Please be warned that fines will be assessed to YOU if out of compliance. We solicit your cooperation and THANK YOU in advance for maintaining the appearance, value and quality of life we all enjoy in our neighborhoods.