

# Chimney Lane Patio Homes

Homeowners Association, Inc.

## Rules and Regulations

We all need to work together to maintain our properties and show pride in our community.

You should have a complete copy of the Amended Declaration of Covenants, Conditions and Restrictions, along with the By-Laws, when you closed on your home. If you do not, please contact the Association's bookkeeper, L & R Systems at 972-271-7773.

Some restrictions that need to be noted:

All changes of occupancy of a home must be registered with L & R Systems.

It shall be the duty of every owner to furnish the name of all tenants within (30) thirty days after occupancy. Failure to comply with this requirement will result in a fine of \$50.00 per day until such requirement has been met.

It shall be the duty of every owner to furnish his tenant with a copy of the Community Rules and Regulations. New tenants shall acknowledge receipt and a willingness to comply with these documents.

### **Conduct and Use Restrictions:**

The use of any facilities or common areas must be in a manner as to respect the rights and privileges of other residents.

Please be aware that loud, disturbing or objectionable noises or commotion brought on by musical instruments, radios, stereos, television sets, loud or abusive language, motor vehicles and the like are prohibited. Residents are also encouraged to call 911 if they see any suspicious people in the neighborhood. Please look out for each other.

### **Traffic, Parking and Vehicles:**

No vehicle shall be parked in such a manner as to impede ready access to or egress from any home or roadway.

No trailer or boats shall be parked in front of any home for any longer than necessary to load or unload property.

No vehicles of any type that are inoperable shall be permitted to remain outside of a garage.

Owners are encouraged to park their vehicles in their garage to help maintain the drive up appeal of the community.

Please remember not to park on the edge of the grass. We have sprinkler heads very close and any damage to the sprinkler heads due to a parked vehicle will be the responsibility of the homeowner.

Vehicles that are leaking fluids must be serviced immediately. The owner of these vehicles shall be responsible for any clean up and maintenance of the driveway.

### **Trash Removal:**

The City of Dallas trash containers are to be stored inside the garage or patio of the home (out of sight) and placed out for collection no earlier than the evening prior to the collection date. No “extra” bagged trash should be left out overnight. Trash pick up is on Tuesday.

Bulk trash pick up takes place the fourth Monday of every month. The Association sets signs notifying residents designating the scheduled day. Bulk trash will only be placed out for pick up no evening prior to pick up. Failure to place the items for pickup correctly will require that you move the items back into your home until the following bulk pickup date. NO items may be left outside for extended periods.

### **Architectural Control:**

No alteration, change or addition of any kind shall be made upon the exterior of any home or upon the common area of the community without prior written approval of the Board of Directors. This includes new windows, new doors, any alteration to the stucco such as dryer vents, no exterior planting except in pots, etc. After preliminary approval, the owner shall submit plans and specifications with respect to any proposed alteration. Approval will be at the discretion of the Board of Directors whose decision will be final and shall be given in writing.

### **Pool Policy:**

Use of the pool is restricted from public use and limited to owners and their guests. Owners must accompany their guests. Per the City of Dallas Ordinances, NO PETS are allowed in the pool area. No glass containers of any kind are allowed. Children under the age of 16 must be accompanied by an adult owner in the pool area. Access to the pool is restricted by locked gates. All owners must obtain a key from the Pool Chairperson or Property Manager to access the pool.

Owners are required to pick up after themselves. No trash, no cigarette butts, no towels, etc. should be left around the pool. Pool furniture should be placed back where it was and not left grouped around one area. Umbrellas should be closed when leaving the pool gate key and are to remain locked. Please do not leave the doors propped open.

### **Pet Policy:**

All pets must be kept on a leash while outside of the home or the gated patio. If the animal is capable of exiting the patio it must be restrained so as not to allow it to be outside the owners control.

Please be considerate and pick up after your pet. It is a City law.

**Patio Maintenance:**

Patios must be maintained in such a way as to not affect the enjoyment and well being of neighbors. No trash may be left outside on the patio for extended periods.

No standing water is allowed for extended periods.

Patios may not be used for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye.

All landscaping within the patio must be kept trimmed and maintained. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain and no unsightly objects shall be allowed to be placed therein.

**Landscape/Sprinklers Maintenance:**

The landscaping company comes on Fridays. Grass is mowed, yards are edged, and bushes are hedged. Please be sure to move out of their way anything you leave outside your gate, such as soaker hoses or garden hoses. They are not responsible for your items.

An ongoing expense is the repairing of our sprinkler systems. Please report whenever a repair is required that is displacing any mud or concrete as frequently the systems is damaged in the repairs by construction workers, both private and city workers. We can't require them to repair the damage unless we know they were here. Please be alert to notify the Board if you have any repairs done.

**Repair Request:**

Attached is our Repair Request Form. The form has the Property Manager contact information to forward your requests.

**Helpful Phone Numbers:**

Fire, Police & Ambulance	911
City of Dallas-City Services	311
Dallas Water Utilities	214-651-1441
Oncor (power outages)	888-313-4747
Poison Control	800-222-1222
SPCA	214-651-9611