

*THREE LAKES EAST COMMUNITY ASSN, INC.*

**CLARIFICATION OF RESTRICTIONS AND RULES FOR THREE LAKES EAST SECTIONS 1-4**

The Deed Restrictions for Three Lakes East Sections 1-4 define use restrictions and rules and regulations applicable to all lots and the common property. Such regulations and use restrictions are binding upon all Owners.

In some instances the regulations are written in general terms. Accordingly, the following Clarification of the Deed Restrictions, Rules and Regulations were approved by the Association Board at their June 8, 2004 meeting. These clarifications are the basis used for the monthly Deed Restriction inspections. Board approved the mailing of this document to each owner and resident once each year and inclusion of the document in the new owner's material distributed by ACM.

**LOT MAINTENANCE:** "The Owner or Occupants of all Lots shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and shall in no event use any Lot for storage of material and equipment except for normal residential requirements. The accumulation of garbage trash or rubbish of any kind... is prohibited."

- Trash containers must be stored out of sight from the street at all times except for the 24-hour period that includes the time when trash is collected.
- Building materials, trash, grass cuttings, limbs, etc are not to be stored on any lot.
- Grills, coolers, hose reels, folding chairs and other such items must be stored out of sight from the street at all times except when in use.
- Grass visible from the street must be cut, edged, weeded, treated for chinch bugs and other such insects and maintained to present a well-kept condition. Grass in the back yard must be kept in a neat manner and not allowed to harbor rodents or pests.
- Beds containing shrubs or flowers must be weeded, shrubs trimmed and, in general, maintained to present a well-kept condition.
- Basketball goals may not be attached to the home or garage in an area visible from the street. Portable goals may not be used on the street and must be stored away from the street and sidewalks when not in use.

**ANIMAL HUSBANDRY:** "No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot. Dogs, cats or other common household pets may be kept provided that they are not raised for commercial purposes and provided no more than two of each type animal is kept. No noxious or offensive activity shall be permitted nor shall anything be done on any lot which may be or shall become an annoyance or a nuisance to the neighborhood."

- No more than two (each) dogs or cats are allowed at any residence. Pets may not be allowed to roam the neighborhood and dogs must be on a leash at all times.
- The owner of a pet is responsible for collecting and properly disposing of droppings from their pet if deposited on neighboring yards and common areas.
- Barking dogs are a nuisance and steps must be taken to prevent incessant barking (either at day or night).

**NUISANCE:** "No noxious or offensive activity shall be permitted nor shall anything be done on any lot which may be or shall become an annoyance or a nuisance to the neighborhood."

- Loud noise that might disturb a neighbor is not allowed late at night (music, loud auto or motorcycle exhaust, etc.).
- Christmas decorations and other seasonal or holiday decorations will be removed promptly (generally within two weeks) after the holiday.
- Fireworks are not allowed except at major holidays and then only if permitted by state and local laws and ordinances. On holidays, such as the Fourth of July, fireworks will not be used after 12:00am.
- The person using fireworks should not infringe on others property and will clean-up all debris from their celebration.

**PARKING, STORAGE:** "No boat trailers, boats, travel trailers, inoperative automobiles, campers, or vehicles of any kind shall be semi-permanently or permanently stored in the public street right-of-way or forward of the front building line. No offensive activity shall be permitted, nor shall anything be done...which may be or shall become an annoyance or a nuisance to the neighborhood. No object..shall obstruct sight lines.....within.....twenty-five (25) feet of the junction of street curb lines.....on any corner lots."

- Parking is not allowed on a lawn or any subdivision common area.
- Parking is not allowed within 25-ft of an intersection. (Note this is also Texas State law.)
- No automobile, van, truck, trailer, boat or other such vehicle may be parked on the street, at any location within the subdivision, overnight. It is anticipated that vehicles will be parked in the garage when not in use.
- Commercial vehicles larger than a typical pickup truck or an SUV or van are not to be parked on subdivision streets or driveways except when required for work being done on the premises. Overnight parking of such vehicles is a violation.
- Driveways are not to be used for storage of a boat, trailer, inoperable vehicle, building materials, trash, trash containers, grills, or any other similar item. These items are to be stored in the garage or at another location.
- Driveways and the garage which is part of the residence may be used on a temporary basis for repair of a vehicle owned by the property owner. They may not be used for a commercial repair service or similar activity.
- Utility vehicles, trucks, trailers, etc may not be stored in the back yard of a residence.
- Driveways and streets are not for parking of numerous vehicles. Parking of numerous vehicles during the day or night is a nuisance to neighbors, distracts from the appearance of the neighborhood and is not allowed. This includes but is not limited to the parking of vehicles for people car-polling to work, people who work for the resident and meet at the house at the beginning of the work day, parking for vehicles for sale by the property owner, etc.

**STORAGE, UTILITY BUILDINGS, PORCHES, TALL PLAY EQUIPMENT, etc.:** "Storage buildings, playhouses, utility buildings, porches, gazebos, tall play equipment and other similar items are not allowed without Architectural Control Approval."

- All construction exterior to the home must be submitted to the ACC for approval prior to initiating construction. At least thirty days from date of submission must be allowed prior to initiation of construction for distribution of the proposal, committee review and response back to the individual requesting ACC approval.
- In general, to be considered for approval by the ACC, any storage building, children's play house, swing set, etc. must be less than eight-ft tall with an area less than 120-sq. ft.
- Exterior composition and finish must be specified by owner and approved by the ACC.

**PROHIBITION OF TRADE,** "No activity, whether for profit or not, shall be conducted on any lot which is not related to single family residential purposes."

- Businesses are not to be run from a residence.
- Commercial automobile repair and other similar businesses may not be maintained at a residence.

**ARCHITECTURAL CONTROL,** ""Building improvements of any character .....shall not be erected or placed or erection or placement begun, .....until the construction plans and specifications....have been submitted and approved in writing by the Architectural Control Committee. , such modifications and deviations...will be in harmony with existing structures and will not materially detract from the aesthetic appearance of the subdivision and its improvements as a whole."

- ACC approval is required for any addition, modification to an existing structure or the addition of any new structure to the lot.
- Existing structures must be maintained to not materially detract from the aesthetic appearance of the subdivision. That is, paint will be maintained, mildew will be removed from siding promptly after it is found, siding will be repaired if damaged, etc.