

**Southridge Estates**  
Homeowners Association, Inc.

**REPORT OF COVENANT VIOLATION(S)**

Date of visual inspection \_\_\_\_\_

Street address or legal description of Lot or Common Area \_\_\_\_\_

If the violation is not listed on page two of this document, please provide precise description(s) of the violation(s):  
\_\_\_\_\_  
\_\_\_\_\_

Please site the specific sections of the CCR that pertain to this violation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of photographs attached to this form \_\_\_\_\_

Person reporting the alleged violation: Homeowner  Director  Hired agent of Association

Compliance and Modifications Committee member

\_\_\_\_\_  
Printed name of person who conducted the visual inspection on behalf of the Association

\_\_\_\_\_  
Signature of person who conducted the visual inspection on behalf of the Association

Role of person who conducted visual inspection: Director  Hired agent of Association

Compliance and Modifications Committee member

1332 Teasley Lane, Suite 268  
Denton, Texas 76205  
Telephone: (940) 703-5907  
Email: [admin@southridgeestateshoa.com](mailto:admin@southridgeestateshoa.com)  
Website: [www.southridgeestateshoa.com](http://www.southridgeestateshoa.com)

- Article X, Section 17, **Lot Maintenance**, pp. 34-35 Failure to:  mow lawn  edge turf areas
  - weed plant beds  fertilize plants  water plants  control weeds
  - remove & replace dead & diseased plants & trees  trim & prune plants
  - repair, stain & paint fence  keep property in a neat & attractive condition  resod
- Article X, Section 23, **Trees**, p. 36 Failure to maintain a minimum of:  2-3" caliper trees  4-2 gallon shrubs
- Article X, Section 15, p. 33 **House Numbers & Mail Boxes** Failure to maintain:  house numbers  mail box
- Article X, Section 4, **Trash and Rubbish Removal**, p. 30
  - No trash, rubbish, garbage, manure or debris of any kind
  - Trash & rubbish shall be placed in sanitary containers with tight fitting lids & screened by planting or fencing so as not to be seen from neighboring Lots or public streets
- Article X, Section 10, **Storage of Boats, Trailers and other Vehicles and Equipment**, p. 32
  - No boat, trailer, recreational vehicle, camping unit, bus, commercial use truck, or selfpropelled or towable equipment or machinery shall be visible from neighboring Lots or public streets
  - No vehicle shall remain parked on the street for a period of seventy-two hours or more
  - Parked vehicles must be in good repair & attractive condition & have current license plates & inspection stickers
  - Vehicles must not be parked on a lawn
  - No vehicle shall park on a driveway at a point where the vehicle obstructs use of a sidewalk.
  - Trucks with in excess of one ton shall not be permitted to park overnight within the Property
  - No vehicle which transports inflammatory or explosive cargo may be kept on the Property
- Article X, Section 16. **Signs, Advertisements, Billboards**, p. 34
  - No sign, advertisement or billboard is permitted on a Lot except for one for sale or for rent sign
  - No flags or banners are permitted on a Lot except as allowed by the Flags Policy
- Article X, Section 1, **Single family residence**, p. 29 Failure to honor the single family residence standard
- Article X, Section 2, **Reasonable Enjoyment**, p. 30
  - No nuisance may be erected
  - No homeowner may endanger the health or disturb the reasonable enjoyment of others
- Article X, Section 3, **Animal Husbandry**, p. 30
  - No sheep, goats, horses, cattle, swine, poultry, dangerous animals, snakes or livestock
  - No commercial keeping or use of dogs, cats or other commonly recognized household pets
  - Pets must be confined to the backyard, home or controlled by leash
- Article X, Section 20, p. 35 **Air Conditioners**.
  - No window or wall type air conditioners or water coolers are permitted
  - No ground mounted air conditioning apparatus shall be installed in front of any house
- Article X, Section 11, p. 32 **Clothes Lines**.
  - No clothing or other materials shall be aired or dried in public view
- Article IV, Section 4, **General**, p. 16 Failure to receive pre-approval prior to installment of:  roof
  - wall  patio  sidewalk  driveway  fountain  flagpole
  - statuary  outdoor lighting  antenna  satellite dish  solar panel  outbuilding
  - greenhouse  play structure  basketball goal  treehouse  playhouse
  - religious item  rainwater harvesting/collecting system  standby electric generator