

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
Website: 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

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