

Community Standards

This document is to provide homeowners with further guidance and clarification of our covenants and policies. Our intent is to maintain our property values and keep our community looking its best. If any inconsistency exists between these standards and the covenants, the covenants prevail.

We all want our neighborhood to remain a place we're proud to call home. These guidelines are here to help us keep our community attractive, safe, and enjoyable for everyone. **If you're planning changes or updates to the outside of your home or yard (anything that can be seen from the sidewalk, including roof, fence, windows, landscaping, etc.), please check in with the Compliance and Modifications Committee (CMC).** They're here to help, and you're always welcome to discuss decisions with them or with the board.

Contact compliancecommittee@southridgeestateshoa.com with your questions; you may also ask for a consultation with any committee or board member. If the committee contacts you, please respond and they will be happy to work with you.

City Rules and Regulations

We ask everyone to be aware of and follow city regulations regarding your property. Many of our policies reflect city rules and regulations.

- Tree limbs over the street must be at least 13.5 feet high. Tree limbs over the sidewalk must be at least 7 feet high. (<https://www.cityofdenton.com/faq.aspx?qid=162>)
- If you remove a tree, you should fill out a Tree Removal Application with the city. A fee will be charged unless you qualify for an exemption listed on the application.
- Vehicles that are parked on the dirt or grass, over the sidewalk, or considered junk or inoperable are in violation of city code. (Sec. 17-34, Sec. 17-101)
- City of Denton ordinance prohibits parking of any vehicle other than a passenger vehicle on any residential street. This includes RVs, boats or boat trailers, truck-tractors, etc. (Sec. 18-92.1).
- City of Denton has a citywide irrigation schedule to conserve water. Even-numbered addresses should water on Tuesday and Saturday, odd-numbered addresses should water on Wednesday and Sunday. Watering should only be done before 10 am or after 6 pm.
- All trash carts must be out of sight, either behind a fence or in the garage. They may only be out on the street after 6 pm the day before pickup and removed from the street by 8 am the day after pickup. (Sec. 24-43)
- Call 811 for any project requiring digging (stump removal, fences, drains, etc.)

Lot Maintenance

Our covenants require at least two trees and four shrubs in front of each home. Most homes have these in place, but many do not, since plants die or are damaged. If you do not have the required trees/shrubs, please contact the CMC to discuss. We recognize that trees are expensive and we want to work with you on reasonable accommodation relative to your circumstances. Fall is the best time to plant, and Native Plant Society of Texas (npsot.org) is a great resource to find replacements that will

thrive in our climate. Recommended trees include any of the native oaks, Shantung maple, Texas redbud, southern magnolia, Mexican sycamore. Great shrubs include dwarf yaupon holly, dwarf Burford holly, Texas sage.

All dead trees, shrubs and plants must be removed. Trees must be removed and replaced after approval by the Compliance and Modifications Committee (CMC). Stumps from removed trees must be ground out. You should also call 811 to ask for utilities to be marked before grinding a stump. City of Denton has a rebate program to help you buy new trees, and also offers free trees in October each year! Details are on the city website. The city's Urban Forester also offers consultation with Denton residents about their trees.

As trees mature and shade the ground under them, the grass planted originally will not grow. Ground covers are an excellent alternative and acceptable for replacement of grass. Possible ground covers include Asian jasmine, mondo grass, ajuga, frogfruit, horseherb. It is important to keep plants in your lawn to keep soil from running over the sidewalks when it rains, which presents a hazard to anyone walking. You may also use mulch, gravel, or river rock on bare spots. Landscaping of all kinds in front of your home should be approved by Compliance and Modifications Committee.

Beds containing shrubs or any other plants must be weeded regularly. Shrubs should be trimmed regularly. Mulching the beds will reduce the need for maintenance.

Grass must be mowed and edged at least every two weeks in summer and as needed in winter. Sidewalks should be cleared after mowing.

Flags, Art and other Decor

Excessive décor in the front of a home is distracting and doesn't always suit the character of the neighborhood. We accept types of yard art that do not affect the aesthetic of your home or the neighborhood in general. If your art is excessive or distracting to drivers or other homeowners, the CMC may contact you to reach a solution. Your neighbors are a great source of input – please ask them if you have any doubt about your art! You may also contact the CMC if you are unsure; they will be happy to talk with you.

Our covenants prohibit virtually all forms of yard art. However, people enjoy expressing themselves and a reasonable amount of yard art has historically been allowed in our neighborhood. People will naturally disagree about what is acceptable yard art, and that determination is inherently subjective. To deal with this dilemma fairly, the Board and CMC have decided on the following procedure: If a majority of the CMC members agree that yard art is excessive, the committee may send a letter asking the homeowner to remedy the situation. If the homeowner disagrees with the committee, the homeowner may obtain 5 signatures from neighbors supporting the homeowner's yard art. Three of these 5 signatures must be from immediate (within 2 houses of the yard art in question). The other two signatures may be from any homeowner in Southridge Estates. If the five signatures are obtained and presented to the CMC, the CMC's decision will be overturned, and the yard art may remain.

Religious art has its own policy in accordance with Texas law. The policy may be found on our website.

American flag, Texas state flag, flags of any branch of the armed forces, or seasonal flags may be displayed. If a homeowner wants to install a free-standing flagpole, they should request approval from CMC.

Texas Election Code allows political signs to be displayed three months prior to an election and removed 10 days after the election. We will follow that state regulation.

Temporary holiday decorations may be displayed **no earlier** than one month prior to the holiday and taken down within two weeks of the holiday.

Trash, Recycling and Yard Waste Bins

All carts may only be placed at the curb according to city regulations (see above).

Carts should be placed with four feet of space between them to allow the arm of the collection truck to access it. Wheels should be against the curb. You can have extra trash bags picked up for \$5 per bag (limited to 13-gallon kitchen bags) for each bag left outside of their trash cart. Charges will be automatically applied to your utility bill and there is no need to schedule ahead. The weekly limit is 5 trash bags.

Bulk trash (normal household items that won't fit into your bin) must be scheduled with the city at least two days before collection, and you are allowed two items per week at no extra charge. Additional items are charged \$5 each. City rules may be found on the City of Denton website under Bulky Waste.

Recycling should not be bagged.

Limbs and branches may be placed at the curb for pickup with cut ends toward the street and should be no more than 4 feet long. They should not obstruct the sidewalks.

Yard waste won't be picked up by the city if it is in plastic bags; use the paper bags you can find at home improvement stores for waste that won't fit in your yard waste cart.

Vehicles and Equipment

Boats, RVs, four-wheelers, campers, commercial trucks, trailers, or other vehicles may not be parked on property where visible; they must be out of sight behind a fence or stored in an off-site facility. The only exception is for work vehicles while they are providing services at your home.

Non-operable vehicles (those with no registration sticker, flat tires, or otherwise not drivable) should never be parked on any property or on the streets.

Vehicles parked in the street may block the view of oncoming traffic, block access to mailboxes, or make the lanes of traffic too narrow for cars to pass. **Please be considerate** if you must park on the street. Park in your driveway whenever possible.

The speed limit on residential streets is 30 mph. We have residents who walk, ride bikes, and otherwise use the streets. Speeding on the streets is a safety hazard for your fellow homeowners.

Outbuildings

Any storage sheds or other structures (playhouses, greenhouses, etc.) must be in the back of your house behind the fence. They can be no more than 7 feet high and must have approval of the CMC before construction.

Mailboxes and House Numbers

Mailboxes should be well maintained, in good repair, clean, and rust-free. Maintenance is easier and less expensive than a big repair! Contact the CMC if you need to replace your mailbox and they will work with you. We have approved designs for mailboxes that you may choose for replacement, including the current design. Contact the Compliance and Modification Committee at compliancecommittee@southridgeestateshoa.com before replacing your mailbox.



For safety reasons, house numbers must be easily visible from the street. Repainting the numbers on the house may be needed from time to time. Additional house numbers may be added on mailboxes and on the curb.

General Home Maintenance

Replacement windows or doors should be approved by the CMC if they are different in style than the original. You may choose a style without mullions (grids) in the panes.

Peeling exterior paint should be repainted. If you want to use a different color than the current, it should be approved by CMC.

Wood fences should be stained or painted as needed when they are faded or discolored, and any broken boards replaced. Paint colors must be approved by CMC.

Anything visible in your backyard from any street must be kept neat and in good condition or repair.

Driveways should be clear and not used to store building materials, ladders, buckets, lawn mowers, empty pots, bags of mulch/landscaping materials, trash, or other items.

Many of us have drainage issues. Please be a good neighbor and don't purposefully direct water into other properties.

Basketball Goals

When not in use or overnight, portable basketball goals should never be placed in the streets or near sidewalks where they can be a hazard to drivers or walkers. Goals should be kept in good condition.

Solar Energy Devices

Solar panels may be installed on any home with the approval of the CMC and approved city permits. The color of the visible frame, brackets or piping must blend into the roof color.

Cameras, Drones and Lights

Many homeowners have security cameras and lights. Please respect your neighbors' privacy and be sure that your cameras do not intrude. If you have security lights, aim them downward enough so they do not shine excessively into your neighbors' windows.

Please respect neighbors' privacy when using personal drones equipped with cameras. Keep them over public areas.

Common or Public Areas

We have many dog owners who walk our streets and common areas. Pick up any waste left behind and take it home to your own trash bin.

We work hard to keep our common areas looking good. Please let us know if you have a concern with any area that needs attention.

All SEHOA covenants and policies are posted on our website at

<https://southridgeestateshoa.com/dedicatory-instruments/>

If you have questions about any of these documents, please let us know by contacting boardofdirectors@southridgeestateshoa.com.