

IMPORTANT INFORMATION CONCERNING VIOLATIONS OF RESTRICTIVE COVENANTS

(General Violations)

The Harris Village Owners Association takes violations of the restrictive covenants seriously. Enforcement benefits all of the owners and enhances the value of each owner's property. This document is being given to you to encourage you to become familiar with the restrictive covenants and to understand that there will be consequences if they are not followed. This document is general in nature and does not replace or supplement the provisions of the restrictive covenants.

1. Your Home: Only single family homes are permitted. The design, size and location of your home must be approved by the Architectural Control Committee.
2. Easements have been retained. Make sure you know their location.
3. There is a general Nuisances provision. No loud music or offensive activities are permitted.
4. No mobile homes, manufactured homes or modular homes are permitted. Recreation vehicles, campers, tents, etc. can-not be used for a temporary or permanent residence.
5. We limit signs on your property to the approval of the Architectural Control Committee. Window coverings are regulated, please see restrictions for regulations.
6. Only household pets for non-commercial purposes are permitted, please see restrictions for regulations.
7. We require planting of trees and shrubs and their maintenance. If you do not plant or maintain them, we will do so and bill you the cost. You would also be subject to a fine, attorney's fees and possible foreclosure.
8. We have restrictions on where and what kind of vehicles can be parked. Parking on the street is strictly prohibited. See restrictions for more detail.
9. We have limits on storage of materials before, during and after construction.
10. Location of garbage containers and refuse are restricted. See restrictions for more detail.
11. We have limitations on fences, walls and mailboxes. See restrictions for more detail.
12. You may not discharge firearms, etc. on the premises.
13. All antennae are subject to approval of the Architectural Control Committee.

VIOLATION OF THE RESTRICTIONS CAN RESULT IN FINES, ATTORNEY'S FEES, COST AND INTEREST BEING ASSESSED AGAINST YOUR PROPERTY WHICH COULD RESULT IN FORECLOSURE. WE FOLLOWING THE FOLLOWING GENERAL PROCEDURES.

1. First Notice: You will be given a Section 209.006 notice of violation. This is a notice required by Section 209.006 of the Texas Property Code.
2. Second Notice: We may but are not required to give you a second notice. Failure to cure within the time specified could result in a fine being assessed in the following procedure.
3. You will have until 30 days from the first notice to request a hearing before the board. If you request a hearing we will give consideration to your evidence and argument and make a decision on whether or not to assess a fine. You will receive at least 10 days notice of the hearing and the hearing will be held within 30 days of your request.
4. If a fine is assessed it will be due and payable immediately, failure to pay will result in referral to our legal counsel for collection.