

**HARRIS VILLAGE OWNERS ASSOCIATION**  
**P.O. Box 9012**  
**Waco, Texas 76710**

From: Harris Village Owners Association  
To: Harris Village Owners Association Member  
*Re: Yard Trimmings in Street*

Greetings Neighbor,

You are receiving this letter because you are in violation of the Harris Village Owners' Association's Deed Restrictions for blowing/leaving yard trimmings in the street or on the sidewalk.

Specifically, blowing yard trimmings in the street or on the sidewalk is a violation of Section 15 (attached hereto) which provides in pertinent parts, "[a]ll building sites and lots, whether improved or unimproved, shall be kept in a sanitary and attractive condition," and "the yard shall be kept in a manner consistent with a well-maintained attractive neighborhood."

Please be further advised that blowing yard trimmings onto the street or sidewalk could potentially result in fines/penalties from local, state and federal authorities because it is defined as pollution by the Texas Commission on Environmental Quality (30 Tex. Admin. Code § 113.2300) and Environmental Protection Agency (FCAA and 40 Code of Fed. Reg. Pt. 60) and is specifically prohibited by the Robinson Municipal Code (attached hereto). Harris Village is not responsible and plays no role in the enforcement of such local, state or federal rules. However, we simply wanted you to be aware so that you can avoid unnecessary fines/penalties from such authorities.

The Association is obliged to strictly enforce the Deed Restrictions. However, the Deed Restrictions—and the fines that are applied for violating them—are not enforced to be punitive, rather the Association enforces these Restrictions to protect the home value of all Members and the most efficient way to do so is to uniformly, expeditiously, and effectively enforce the Association's Deed Restrictions. Please note that the Deed Restrictions are available for your review at: [harrisvillagesub.com](http://harrisvillagesub.com).

We understand life gets busy and it is easy to violate such rules every now and then, we simply wanted you to be aware of the rules so that you may avoid unnecessary fines or issues in the future. We wish you the best and thank you for your time,

Sincerely,

Harris Village Owners Association

**Pertinent Deed Restriction:**

**15. MAINTENANCE OF BUILDING SITES AND LOTS:**

All building sites and lots, whether improved or unimproved, shall be kept in a sanitary and attractive condition and shall in no event be used for storage of material and equipment except for normal residential requirements incidental to construction improvements thereon as herein permitted. No owner of any lot shall permit the accumulation or burning of garbage, trash or rubbish of any kind thereon.

Those portions of each improved lot that are visible from the street, primarily the front yard, shall be maintained with domestic grass and/or suitable ground cover, integrated with any natural trees and bushes that may be incorporated into the landscaping. Each home owner shall plant on live/red oak tree, approved by the Committee, and 12 shrubs on the front yard of each lot and shall maintain such tree and replace tree if it dies with a live/red oak, approved by Committee, with a minimum circumference of 3 inches. In any case, whether a yard is primarily covered with grass and/or ground cover or largely with natural growth, the yard shall be kept in a manner consistent with a well-maintained attractive neighborhood.

If the owner of any lot fails to keep the grass and vegetation cut as often as may be necessary to maintain the lot in a neat and attractive condition, or replace a live/red oak or shrub which has died, the Committee may have the grass or vegetation cut or replace the dead oak or shrub, and the owner shall be obligated to pay, or otherwise reimburse the Committee, for the cost of such work. Such obligation shall be secured by the Vendor's Lien retained herein below. By acceptance of the grant deed, each owner in the Subdivision grants to the Committee authority to enter upon such owner's property without threat of trespass or other liability against the Committee excepting misconduct by the Committee, its officers, employees and agents...

**ROBINSON MUNICIPAL CODE:**

**Sec. 10-29. Sidewalks, parkways to be clear of weeds, trash, rubbish.**

It shall be the duty of every person in charge of premises with a sidewalk or parkway abutting thereon to keep the sidewalk or parkway free and clear of weeds, grass, brush, trash or rubbish. The growth or accumulation upon such a sidewalk or parkway of weeds, grass, brush, trash or rubbish to such an extent as is reasonably calculated to create a fire hazard or to become injurious to the health of the citizens of the city is hereby declared to constitute a public nuisance.

(Ord. No. 247, § IV, 4-8-86)