

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

From: Harris Village Owners Association
P.O. Box 9012
Waco, Texas 76710

To: Harris Village Owners Association Member

Re: Updates, Reminders and Notice of Association Rules

Greetings Neighbor,

You are receiving this letter to inform you of violation(s) of the Deed Restrictions at your Property and how to remedy such violations. Specifically, your Property is in 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.”

Such violation is due to the failure to properly treat your front yard with fertilizer and weed control. Such treatments can be found on our website at the link provided below. We advise use of such yard treatments not only to comply with the Deed Restrictions but also because if your yard is fertilized it will require less water and will therefor save you money throughout the year.

Accordingly, please begin treatment of your yard as soon as possible. The Association will review the status of this issue 6 weeks from today and if there is not evidence that the curative action required herein have been taken, additional enforcement action will be required.

The violation addressed above is one of many reasonable restrictions which can be found at the Association’s website: harrisvillagesub.com. We would kindly ask that you review the Deed Restrictions so you are aware of any dos and donts and can avoid such letters or enforcement actions in the future.

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.

We understand life gets busy and its easy to violate such rules every now and then, we simply want everyone to be aware of the rules and hope this letter will help you avoid such issues in the future. We wish you the best and thank you for your time,

Sincerely yours,

Harris Village Home Owners Association
A Texas Non-Profit 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 pack, 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 t 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...