

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

Date: _____

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

To: _____

Re: Cleaning Grass Clippings Following Yardwork

Greetings Neighbor,

The following is to inform you of the requirements of Section 15 of the Harris Village Deed Restrictions and to inform you how to avoid violations of said rule in regard to yard-care. Further, this letter may be to inform you of how you're in violation and how you can cure the issue. Lastly, please note the time to cure for all violations referenced herein is within 72 hours of receipt of this letter, unless otherwise noted herein.

Grass clippings: Section 15 requires that after an owner's yard is mowed, trimmed, and edged, the grass clippings cannot be left in the sidewalk, driveway or road. To avoid violating this restriction simply be sure to sweep or leaf-blow grass clippings back into your yard after your yard is mowed.

Further, we wanted to inform you that leaving such yard trimmings in the street is also violative of the Robinson City Ordinances—a copy of such ordinances have been attached hereto—the Texas Commission on Environmental Quality Regulations along with various federal Environmental Protection Act regulations.

The Association is not responsible for the enforcement of such Ordinances or Regulations, we simply wanted to make you aware so that you may avoid any citations from and such governing authorities.

For more information on how to avoid unnecessary issues such as this you can review the Deed Restrictions and numerous other useful documents at the Association's website: <https://harrisvillagesub.com/owners-association/>.

The Association thanks you for your time and wants you to be aware that letters such as these are sent to Members because 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.

Sincerely yours,

Harris Village Home Owners Association
A Texas Non-Profit Owners Association

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...

Sec. 16-26. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Garbage means all animal and vegetable matter, such as waste material and refuse from kitchens, residences, grocery stores, butcher shops, cafes, restaurants, drugstores, hotels, roominghouses, boardinghouses and apartment houses, and other deleterious substances, not to include dirt, concrete, tile, plaster, rocks and other such substances.

Person means any individual, firm or corporation, their agents, servants, tenants and employees.

Trash means rubbish, such as feathers, coffee grounds, ashes, tin cans, paper bags, boxes, glass, newspapers, magazines, and other such paper products, grass, shrubs, flowers, yard cleanings, grass clippings, leaves, and tree trimmings, not to include dirt, concrete, tile, plaster, rocks, and other such substances, and including handbills, except when such handbills are distributed in a manner prescribed by the city council and with written permission from the mayor certifying conformity with the outlined requirements of the council.

(Ord. No. 69, § I, 7-1-69)

Cross reference— Definitions generally, § 1-2.

Sec. 16-27. - Unlawful deposits.

It shall be unlawful for any person to sweep, haul, throw or deposit any garbage, handbills, trash, dirt, concrete, rocks, brick, plaster, tile, stagnant water or dead animal into, upon or along any drain, gutter, alley, sidewalk, parkway, street, in the window, door handle or under the windshield wiper of an automobile, or vacant lot, or upon any public or private premises within the corporate limits of the city. If handbills are distributed, they must be distributed in a manner prescribed by the city council and with written permission from the mayor certifying conformity with the outlined requirements of the council.

(Ord. No. 69, § II, 7-1-69)