

Woodsman Condominium Association – Hardscape Policies

Definition: The hardscape of the property shall include external structural components of condominium units, landscaped common areas as well as carports, parking spaces, driveways, walkways, signage and lights. These are the portions of the dwellings that the Association is responsible for.

Note: owners may apply screen or storm doors at their cost. Renters must request interior repairs or screen/storm door additions through their landlords, the unit owner.

Note: No garbage, trash or recycling can be left bagged or otherwise contained on the porch areas of units.

Note: No building materials, lumber, mattresses, doors, furniture, lighting or plumbing fixtures may be disposed of using the trash dumpsters. The city does not accept these materials from dumpsters or when left on or near dumpsters. Such items must be taken to the dump by the unit occupants. If such dumping is identified the owner will be charged for the removal.

1. Landscaping

A. Conditions for Unit Owner Plantings

1. All plantings outside of those in the immediate four (4) feet of the homeowners unit (e.g. flower bed), except annuals, require the advance approval of the Executive Board.

2. All plantings are subject to review by the Executive Board upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.

3. The Unit Owner shall be responsible for maintaining his/her own plantings, including but not limited to flower beds, at all times. If said plantings are not maintained in a timely fashion, the Association has the right to have work done at the expense of the Unit Owner.

4. Trees and shrubs, once planted by the Unit Owner, become the property of the Association; therefore, they may not be moved or removed without written consent of the Executive Board. However, the Unit Owner shall be responsible for either replacing dead plantings or restoring the landscaping to its original condition.

5. Yard area within enclosed fence areas must be maintained to minimize fire hazards and smell. The Association has the right to require an owner to correct conditions within fenced yard areas to comply with standards at any time upon written notification to that effect and the Unit Owner shall be responsible to perform the corrections or required to pay for work to make necessary corrections if left uncorrected longer than one month after written notification.

B. Guidelines for Unit Owner Plantings

1. Foundation plantings in the front and side of any unit shall not protrude more than four (4) feet from the foundation. Borders for flowerbeds must be in earth tones and must be made of non-wood materials (termite proof).
2. There are to be no flowerbeds in the lawns or along the walkways without prior approval of the Executive Board.
3. Flowerboxes and planters must be only on the front steps, porches, and decks. Brackets for hanging baskets may not be affixed to the exterior.
4. Flowerboxes, pots, trays, and planting equipment or materials may not be stored on the front porch or steps for extended periods of time. Unit storage closets must be used for long-term storage of empty or unused planting equipment or material.

C. Grade

No change in the grade of any portion of the landscaping, including but not limited to lawns and owner beds, may be made without prior consent of the Executive Board.

D. Decorations

1. Lawn/garden decorations are permitted but must not pose trip/fall hazards, must remain within the immediate four (4) feet of the homeowners unit. All decorations are subject to review as proscribed by the laws of the State of Texas by the Executive Board upon complaint of any Unit Owners. The association has the right to require any owner to remove any decoration upon written notification to that effect.
2. No chairs, benches, couches or stools are permitted anywhere other than the individual owners porch or enclosed back yard area.
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E. Patios, Decks and Fencing

1. Construction of patios/decks requires written permission from the Executive Board.

2. The Unit Owner shall be responsible for any damage resulting from the addition or enlargement of patio/deck. The Unit Owner shall be responsible for the expense of maintenance, including but not limited to painting. In the event of removal, the property shall be restored to its original condition by the Unit Owner at his own expense.

3. Fences

- a. All fences belong to the unit Owner. The Owner is responsible for the upkeep and maintenance of the fence. Current fences (December 2019) will be grandfathered in, however once they need repair or the unit is sold the fence will be required to meet the guidelines below. The board as well as the owner may determine that replacement is needed in order to maintain appearance and value of the complex.
- b. Fences **Must** be kept up and repaired.
- c. All new fences built must adhere to the guidelines below, and plans must be submitted to the Management Company for prior approval. The HOA will stain any new fence built.
- d. Guidelines for new fence.

Height:	6 feet
Width:	5.5 inches
Thickness:	5/8 inch
Finish:	Unfinished
Wood Color:	Natural Cedar
Top Style:	Dog Ear
Stain:	HOA provided

2. Motor Vehicles

1. Units are assigned one covered parking space. Additional uncovered spaces may be used for non-commercial vehicles of the owner or guests of the owners. The numbers of vehicles associated with a Unit shall not be greater than the number of licensed drivers occupying the Unit or two (2) per licensed driver in the case of double occupancy of the Unit.

2. No unregistered or inoperable vehicles shall be moved onto or kept on Association property.

3. No boats, trailers or camper tops shall be moved onto or kept on Association property.

4. No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs, and body work. Under no circumstances may vehicles be left unattended while on jacks or blocks.

5. No vehicle shall be parked in such a manner as to impede or prevent ready access to fire lanes, covered parking spaces, driveways, walkways, or other common or private areas.

6. Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas without prior consent of the Management Company. The Unit owners shall be responsible for the expense of restoring affected landscaping or common area to its original condition if damage occurs.

7. The speed limit on the Association property shall conform to state regulations and all vehicles shall be operated in a safe manner.

8. Vehicles in violation of this section may be towed at the vehicle owner's expense.

3. Use of the Common Areas

A. There shall be no obstruction of the common area nor shall anything be stored in the common area without prior consent of the Executive Board, except as provided for in these Rules and Regulations.

B. Damage to the common area caused by the actions of a Unit Owner or the actions of his/her children, pets, guests or tenants or the actions of the children, guests or pets of his/her tenants, shall be repaired or replaced at the expense of the Unit Owner.

C. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including decks. The common areas shall be kept free and clear of rubbish, debris, litter and other objectionable matter.

D. Barbecue grills and other cooking equipment should be confined to the porch and deck areas of the condominium.

E. Bicycles, toys, boats and other outdoor equipment may not be left in roadways, driveways, or lawn areas overnight or indiscriminately strewn over the common area at any time.

F. Roadways, driveways and parking areas are not suitable play areas. Children may not be left to unattended play in common areas other than grassy areas.

G. Due to parking limitation, garage sales or other events in which non-owner/occupant high volume parking are possible are NOT allowed without prior board

approval.

4. Seasonal Decorations

A. Seasonal decorations, including lights, are permitted on Unit façade providing this is done in a manner that does not cause damage such as nail holes. No holes may be made in the exterior siding, trim or gutters.

B. Seasonal decorations should be removed promptly after the appropriate holiday (or election date).

C. All decorations are subject to review as proscribed by the laws of the State of Texas by the Executive Board upon complaint of any Unit Owners. The association has the right to require any owner to remove any decoration upon written notification to that effect.

D. Decorations on the common areas, other than the façade of individual Units, require the advance approval of the Executive Board and will be considered on individual merit.

5. Unit Interiors

A. Unit interiors are the Unit Owner's responsibility. However, notification of the property managers and HOA board consultation is also required prior to interior changes that involve structural rather than cosmetic (e.g. painting) changes.

6. Antenna and Satellite Dishes

A. No antenna or satellite dishes may be attached to common area HOA structures such as roofs or exterior walls. Placement of these items is limited to those areas over which the Unit owner or occupant has exclusive access such as their deck or fenced yard area.

B. There are many options available to owners and tenants regarding the source through which they receive their television signal. One of these ways is by use of satellite service through providers such as DirecTV or DISH Network.

C. The Federal Communications Commission (FCC) has provisions that allow residents the choice of satellite service, but they also publish specific guidelines on limitations as to installation methods and locations of satellite dishes. In compliance with FCC regulations, The Woodsman Condominium Homeowners Association (HOA) allows satellite dishes when installed in specific compliance with these FCC guidelines.

D. Whereas the FCC gives rights to residents of multiple family complexes to have access to satellite service, they do not grant that right to all residents. The FCC notes that some Units are not positioned to receive a satellite signal, and in those situations where the FCC guidelines for installation locations cannot be followed access to satellite service is not guaranteed from a consumer rights perspective. The Woodsman HOA does not allow satellite dishes when their installation would fall outside the specific FCC guidelines.

E. The Woodsman HOA based its Satellite Dish Guidelines on the FCC guidelines. Please review the HOA guidelines below if you are considering purchasing a satellite dish. The Woodsman HOA has installed high quality cable connections with ceiling access. Services provided by cable (such as SuddenLink in 2016) are preferred as they do not require placement of additional equipment or drilling of holes – which is not allowed when a satellite dish is installed.

F. Also, the Executive Board encourages checking with the Management Company before purchasing a satellite dish, having the dish installed and entering into a year or more programming commitment. The Management Company can assist you in knowing whether your apartment can receive satellite signal in compliance with FCC guidelines. Please note that if your installation falls outside of the FCC guidelines, you will be required to bring your installation in compliance or remove your dish.

Satellite Dish Guidelines

FCC regulations allow occupants of multifamily Units such as condominiums to have satellite dishes if they meet certain specific guidelines. These guidelines are found in detail at <https://www.fcc.gov/consumers/guides/installing-consumer-owned-antennas-and-satellite-dishes> . These are the conditions for having a satellite dish at your apartment:

- The dish is no more than a meter in diameter.
- The dish is kept entirely within the perimeter of the occupant's exclusive space (that means either inside the apartment or on the occupant's porch, patio, or deck **(no sidewalks, walkways or in ground installations) (no overhangs of any type allowed)**).
- All dishes should be installed in a place and in such a way that there will not be a danger to any occupant.
- HOA regulations stipulate that nothing **(including cables)** is to be attached to the outside of buildings. Owners must decide whether to allow attachments to their porches, patios, and decks as they must maintain those features. (One suggestion for mounting a dish is to mount the dish on a pole seated in a bucket filled with cement to place on your porch, patio, or deck. See below)
- **No drilling through an exterior wall door or window is permitted. A “flat” cable under a door jam or window sill in a manner that does not physically alter your Unit or does not**

interfere with the proper operation of the door or window.

NOTE: Not all Units are positioned where their “exclusive” space can receive a satellite signal. In such cases, satellite dishes are not permitted. When in doubt, check with the Management Company to confirm that your installation complies with the above conditions.

Any violations of these guidelines will result in the required removal of the dish. Any questions about these guidelines should be directed to the Management Company.

Proper Installation of Satellite Dishes

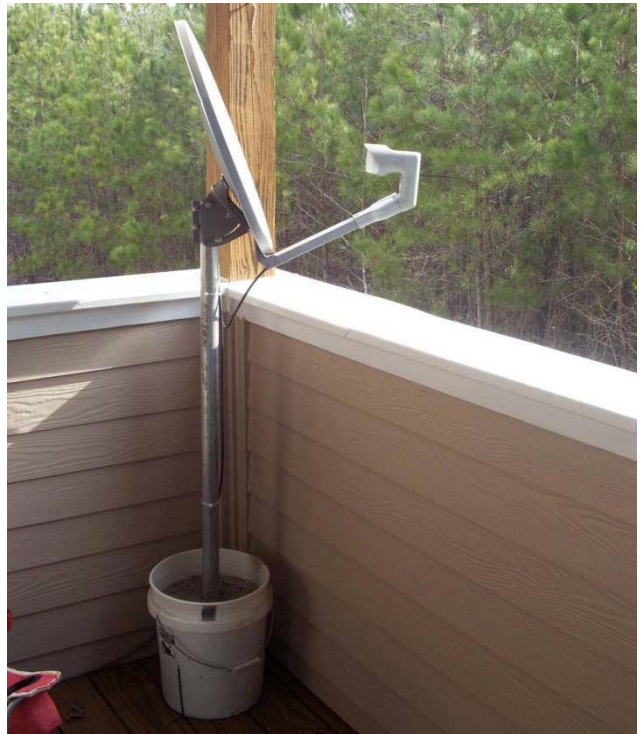
Note: The dish is no more than a meter in diameter.

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All dishes should be installed in a place and in such a way that there will not be a danger to any occupant.

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No drilling through an exterior wall door or window is permitted. A "flat" cable under a door jam or window sill in a manner that does not physically alter your apartment or does not interfere with the proper operation of the door or window.



Flat Coaxial Cable Coupler

This flat coax lead is perfect for running a coax cable in through a window or door without drilling holes through a wall. Can be easily bent to put under a window sill or door jam. Comes with female "F" connectors on each end and a self-adhesive strip for securing it in place. Dimensions: 8" L x 5/8" W. Costs less than \$ 10.00

