

BENT TREE VILLAGE NO. 3

INFO FOR PROSPECTIVE OWNERS

Bent Tree Village No. 3 has a Homeowners' Association with Covenants and Bylaws with the intention of keeping this a desirable neighborhood. The HOA has a Board of Directors that is charged with enforcing the Covenants. There is a long, legal version of our documents on our website www.benttreevillage3hoa.com. However, people sometimes do not have the time to read all that. For that reason, we have prepared this list of a few things you would want to know that are included in our legal documents. This is NOT an all-inclusive list. On our website you can also send any questions that you might have.

1. **A house cannot be sold to someone who plans to use it as a Vacation Rental for others.**
Houses must be sold to people who plan to live in the house for at least a year. However, a house can be sold to someone who leases the house to others, provided the lessees will be living in the house themselves for at least a year and observing all the HOA rules that owners must observe.
2. **Dues** – Membership in the HOA is mandatory, with \$360 per quarter as dues. This does cover regular mowing and trimming of hedge in your front yard and blowing leaves periodically. In addition, it helps cover costs of landscaping, watering, tree trimming, repairs, etc. in the common areas and many other costs of the HOA.
3. **Trash and recycle bins** are to be stored in the garage or out of sight by other residents on the side or back yard. Monday is the regular day for pick up of trash and recycle bins. Set out after 6:00 pm on Sunday. Bulk Trash Pickup is the first full week of the month but cannot be put out before 7 am on the Thursday prior to the first full week of the month. (City fines may result from non-compliance.)
4. **All utility meters, equipment, air compressors, etc.** must be visually screened and located as approved by the Architectural Control Committee.
5. **Architectural Control Committee** - Any changes to the exterior of the house must be approved by the ACC. This includes paint colors, doors, fencing, gates, screening methods, lighting, garage doors, etc.
6. **Landscape Committee** – Changes to the front yard landscape must be approved by the Landscape committee.
7. **Garage Doors** are to be closed when not in use.

8. **Pickup trucks etc.** – Any truck, bus, boat, boat trailer, trailer, camper or any other than conventional automobile shall be parked within the garage of the owner and concealed from view by other residents.
9. **Dogs** – When walking your dog, besides having it on a leash (City Code), please do not allow your furry friend to go up into other residents' yards or flowerbeds to pee or poop. If your dog does poop while on your walk, have a bag with you to pick up the waste and dispose of it at your own home—not in a neighbor's trash bin that may be out on trash day.
10. **Swimming Pools** built to City Codes, will be allowed when detailed construction plans showing location, materials to be used, etc. have been submitted to the ACC and have been approved.
11. **If Blowing Leaves** from your yard, you may blow them into the street, but it is illegal to blow them into the storm drain (City Code). This can clog storm water conveyance. If you blow them into the street, please collect and bag them.
12. **Guest Parking** – The neighborhood has several parking areas marked as Guest. These are to be used for guests in the neighborhood. If your house happens to be located close to one of these areas, it is not to be considered as an extra full-time parking slot(s) for your house. Our Covenants also say that these areas are for the purpose of parking conventional automobiles only in those areas. However, pickup trucks of temporary workers in the neighborhood can be parked there.