

La Bandera Phase 3 HOA Design Guidelines

Rev 20200703

These Design Guidelines are numbered to correspond to the General Covenants and Restrictions

7.02 You can't live in a temporary structure or vehicle on your property, even temporarily. This includes RV's.

You can't operate a business or commercial enterprise on your property. However, we know that sometimes people sell household items, makeup, etc., as a home-based business, and we are okay with that as long as the traffic to the residence is not excessive. In other words, if your business activities look no different than regular residential activities, the HOA is fine with that. However, in no case can the business deal in materials would be considered toxic, explosive, etc. In any case, if the business begins to be detrimental to the neighborhood (as determined by the HOA Board), you will be required to cease operation from your property.

7.03 You can't subdivide your lot.

7.04 If you plan to do anything that has the potential to create an erosion or drainage problem, you need to involve the HOA ACC.

7.05 If you plan to significantly change your landscaping (visible from a street), you should involve the HOA ACC. Keep Bermuda or St. Augustine in your yard. If you want another variety, check with the HOA ACC. Keep your yard healthy and your weeds at a minimum. You must have landscape bushes in front of your house. The quantity will vary depending on the variety of the bush, but in general, there should be bushes and/or other ornamental plants along the length of the front of your house.

Trees: The goal of the Covenants is for the neighborhood to have numerous large, mature shade trees. In general, each property should have at least one, and it should be at least 2 inches diameter. More are encouraged if your lot is large enough, but be sure to space them appropriately.

7.06 If you want to remove a mature tree, involve the HOA ACC.

7.07 You can't live in a temporary building or trailer. If there are exceptional circumstances, involve the HOA ACC.

7.08 You can't have a metal storage building, or a storage building over 8 feet tall. Plastic (Rubbermaid, Suncoast, etc.) storage units that are 6 feet tall or less and relocatable are fine as long as they are not prominently visible from a street. All others require HOA ACC approval.

7.09 Other prefabricated structures are generally not allowed. Direct questions to the HOA ACC.

7.10 Signs are generally not allowed. A single good quality "For Sale" sign is okay, and the little sign advising you have an alarm system is fine. A sign by a contractor (roofing, etc.) in the yard is okay for a brief period of time, provided it is of good quality. A sign of a type of "My child is an athlete at Benbrook School" is okay for a limited time (a couple of weeks), as long as the sign is

unobtrusive and of good quality. Political signs during campaign season are fine, but please keep things reasonable and attractive.

- 7.11 Should not be an issue for existing homes.
- 7.12 You can replace your wood fence with a similar wood fence, and you can stain it a “natural” color. If you want to use something other than standard, six foot wood fencing or wrought iron, involve the HOA ACC. If you want to build a retaining wall, involve the HOA ACC.
- 7.13 Don’t alter your driveway. If you want to change how it looks (surfacing, etc.) involve the HOA ACC.
- 7.14 Keep your antenna installations as unobtrusive as possible.
- 7.15 Keep any garbage cans, equipment, etc., as out of sight as possible.
- 7.16 Keep your grass, trees, shrubs, etc., healthy and well maintained / trimmed. Remove diseased plants, or prune off the diseased parts. You can’t have statues, birdbaths, etc. Keep your painted surfaces in good shape. If someone complains, the HOA ACC will check out the situation and determine if your situation needs to be addressed.
- 7.17 You can’t keep a commercial vehicle (something other than a car or pickup truck), trailer, RV, etc., on your lot permanently. For this restriction, the HOA defines permanently as “routinely”. Occasional, infrequent, short-term presence is fine, but if it’s more than (for example) an occasional weekend, the HOA ACC will address your situation if it comes to their attention. Additionally, you can’t keep such a vehicle on the street for more than a total of 24 hours in a seven-day period. (In other words, if you keep it at your place overnight, you’re probably at or over the limit after two nights.)
- 7.18 Play equipment can only be installed in a back yard. The HOA grants exception to portable basketball goals, as long as they are upright, in good repair/appearance, and are used periodically (otherwise they should not be visible in front of the house).
- 7.19 If you sell or rent your property, you can’t discriminate based on race, religion, sex, age, etc.
- 7.20 The only animals you can keep on your property are dogs, cats, or other “common household pets”. You can have no more than three in total. Don’t let any of your animals roam the neighborhood.
- 7.21 No trash on the property (except on trash day, of course), and no bulk or building material lying around unless there’s an active project going on (re-roofing, etc), and then only for a reasonable time.
- 7.22 You can’t have something on your property that creates a nuisance.
- 7.23 Should not be an issue for an existing residence.
- 7.24 Should not be an issue for an existing residence.
- 7.25 The restrictions call for shingles to be “Timberline” in either grey or charcoal. If your new shingles are of a similar quality, style, and color, the brand name is not an issue. If you want to use

something noticeably different, involve the HOA ACC. Products are evolving significantly in this area, and the HOA does not discourage the use of some of the new products available, but do want to keep the look of the neighborhood within certain norms.

- 7.26 If you want to enlarge your driveway or add a parking area, involve the HOA ACC.
- 7.27 If you are using a licensed, experienced, professional contractor to put in a pool or spa, it's probably fine, but since it's such a major and permanent modification, involve the HOA ACC. Above-ground pools are not allowed.
- 7.28 If you're going to replace your mailbox, it will need to conform to 7.28.
- 7.29 You can't drill a gas well on your lot.
- 7.30 You can't use a lot for commercial purposes, however, see section 7.02.
- 7.31 You can't have a septic tank.
- 7.32 No longer applicable.
- 7.33 No longer applicable.
- 7.34 Unless it's an emergency situation, noisy construction work can't take place from 9PM to 6AM.
- 7.35 Electrical and phone lines must be buried.
- 7.36 You can't use a window AC. Exception: If your central unit is broken and you're getting by for a short period until the repair/replacement.