

Settlement Plaza Residential HOA Reminder Notice

Most Common Property Violations/Issues

If you find that you are not in compliance with these regulations, please take adequate steps to remedy the situation. These rules were built into our deed restrictions partly in order to help maintain the property values of our homes as well as most being City of Fort Worth ordinances.

1. Grass must be kept cut and maintained and the appearance of the front yard kept neat.

2. No storage of any equipment or grills in the front of homes.

3. You must not park on the grass in your front yard.

This should be common sense, but in addition to being a HOA violation, the City will issue you a ticket as well.

4. Trash/ Recycling Containers cannot be stored anywhere in front of the house, along the side of the house or anywhere that it can be visible from the street. They must be stored in the garage or in the backyard behind your closed gate.

Like many of the rules addressed in this memo, this is a City of Fort Worth Ordinance. Trash and recycling containers should be out of plain sight except for on collection days.

5. You must not park more than two vehicles in the driveway and must not block the sidewalk or extend out into the street in any manner.

Every home in our neighborhood has a two-car garage and two parking spaces in the driveway. If you need more than 4 parking spaces you must park on the street, parallel to the curb only and must not block any driveway. Parking is tight around the corners of the blocks so please be considerate and leave room for your neighbors as well. Sidewalks must remain clear to allow handicap access in wheel chairs and baby strollers to pass without going into the street. Remember no trailers, boats, moving vans or campers may be parked in a driveway or street for more than a couple of days in a row (or weekend) and that is to allow for loading, unloading or moving purposes.

6. You may not park any vehicle that is not in working order/has an expired registration on the street.

This violation could also get your vehicle towed by the City.

7. Fences must be maintained and repaired in a timely manner.

The HOA has the right to have fences repaired and pass the charges onto the homeowner that failed to maintain their fence to the standard that is listed in the Bylaws.

8. Must be in control of your pets at all times in the neighborhood. Use a leash and make sure to clean up after your pets.

9. No trailers of any kind or boats are to be parked in the driveways or front of homes.

This includes work or recreational equipment trailers, any types of boats, portable grills, barbeque trailers as well as motor homes or campers.

10. Garage doors should remain closed at all times when the garage is not actively in use.

Opened garage doors is an open invite to unlawful individuals driving through our neighborhood

11. Dogs barking. *Recently we received increased number of complaints from Homeowners about dogs been staying outside and barking for a long period of time. Please, take care of your dogs as well as comfort of your Neighbors.*