**GUIDELINES FOR FRONT YARD MAINTENANCE AND APPEARANCE:**

**Settlement Plaza Residential, HOA:**

These Guidelines were written to unify front yards appearance as brief explanation of HOA’s requirements and standards based upon our Governing documents, city of Fort Worth code, Fire department safety, Police department recommendations and input from our residents.

Upon buying a house in our community every Homeowner automatically becomes HOA member. The purpose of the HOA is to preserve property values in this community, and the City, betterment of lives of its residents, and their health and safety.

Homeowner(s) is (are) responsible for proper maintenance and upkeep of the Property and improvements at all times:

* There shall be a lawn with natural grass, not paving gravel, artificial grass or other material;
* The lawn should be watered regularly, so it does not dry out. Bare spots/areas must be filled. During summer month it should be watered more (often and longer cycles) than during cooler month.
* Keep any grass and weeds neatly mowed, and shall not permit accumulation of trash, rubbish, leaves, or other unsightly articles. Edging must be performed on regular basis. Do not allow grass and weeds to grow over driveway or sidewalks.
* Lawn clippings shall not be used as mulch on flowerbeds, and flowerbeds shall not be allowed overgrown weeds. Lawn clippings must be bagged, not swept or blown on the street, driveway or neighboring yard.
* In the front yard decorative bushes and hedges are to be kept neatly trimmed, bushes/hedges in front of the window not to exceed ½ of the window view. This is also to provide for adequate sunlight and air circulation and access by the fire and emergency personnel in case of fire. Dead bushes/hedges must be removed/replaced.
* If you have tree(s) the leaves should be blown from the ground on reasonable basis (once-twice a month), so they will not spread on neighboring yards, street, etc.

**The street in front of the Property is also responsibility of the Homeowner, so if you see any trash, leaves, lawn clippings, litter etc. must to be removed/cleaned up.**

OTHER COMMON VIOLATIONS:

**Trash containers** shall be stored away from the public sight until the evening before pick up day and removed from sight after trash pick up on the same day.



**Parking.** On public street Vehicles must be parked with a direction of the traffic and do not block the view of the intersection. When parked on driveway they should not obstruct the sidewalk. Do not park any trailers, boats, other recreational vehicles on a street or driveway, except for those that parked by contractors to perform repairs.

**Animal waste.** No person shall discharge, deposit or allow to accumulate on private or public property any animal waste. This is just a common sense and respect to the community.

**Basketball goals.** When not in use on the curb of the Homeowner must be stored in the garage or backyard. If the item is being played within the driveway, it must be kept neat and to one side, so that is not an impairment to the traffic.

\*The Guidelines mostly related only to regular/ongoing maintenance of front yard.