



Grand Prairie Mountain Creek HOA, Inc.

November 2015

This notice details some of our rules which have been in place since 1971 and other rules adopted by the Board of Directors.

1. **New Construction** - You must get written permission from the Association before adding anything onto your property, as stated in our CC&R. This includes storage buildings, fences, rolling gates, awnings, carports, etc. Please submit drawings and other details to the Board for approval. Failure to get permission could result in having to remove unauthorized additions at your expense. You also must check with the City to see if a Building Permit is required prior to construction.
2. **Modifying Common Areas** – Common area starts at the front foundation of your townhouse, and includes the grassy area in the rear adjacent to the street. Any changes made to any Common Area adjacent to your townhouse requires the prior written permission as does adding or removing plants in front area or to alter a Common Area in any manner. Failure to get Association permission may result in having to remove unapproved changes at your expense and/or the imposition of fines.
3. **Visitor Parking** - While we have recently instituted a Visitor Parking Permit program which allows qualified homeowners to rent an unassigned parking space in the Visitor lots, we are still enforcing our existing decades old Parking Rules. The program is still fluid and the Board may be making changes as time progresses to accommodate as many residents as possible. (*See Parking Rules on the website*) ***Any unauthorized vehicle parked in our visitor lots or which has expired registration will be towed.***
4. **Inoperable or Stored Vehicles** – Neither the HOA nor the City of GP allows inoperable vehicles within the subdivision. We have notified homeowners with inoperable or stored vehicles that they must be removed from our property.
5. **Trash Days are Monday (Tuesday, if Monday is a holiday) and Thursday** - All trash must be:
 - a. ***(if set out the night before pickup day)*** in tied bags and inside of closed and secured trash cans (35 gallon nonmetallic with tight fitting lid). Homeowners must keep their trash cans and lids off of Common Area, out of the streets, and properly stored under carport or in back yard until the next trash day. Trash cans that repeatedly end up in the street or on Common Areas will be collected as trash.
 - b. ***(if set out the morning of pickup day)*** In tied trash bags or sealed boxes to keep trash from spreading.
 - c. ***Loose trash in a trash can will not be picked up.***
 - d. **ALL broken glass items must be in a box and securely closed to prevent injury to our crew. DO NOT PUT BROKEN GLASS IN PLASTIC TRASH BAGS!**
 - e. Homeowners who consistently set out their trash on non-scheduled days or who place loose trash at the end of their carports are in violation of our Declarations, Section 8.3 (f) and (l), Restricted Activities. **Repeat violators will be fined.** Putting your trash in Common Area is a violation of our Declaration, is classified as Dumping, and will result in fines.
 - f. **We do not pick up remodeling or construction materials/debris.** You will need to haul these items to the City dump; come by the Office for a copy of the water bill before going to the landfill.
 - g. **Please do not use clear leaf bags for trash;** they are made for leaves and will tear open if used for trash. Regular trash bags are preferred, tied/secured properly. Contractor bags are too big.

6. **Common Areas** – Common Areas within the subdivision are for the enjoyment of all homeowners and are not to be used:
 - a. to park **any vehicles** while moving, while washing your car, or while doing home repairs,
 - b. for any form of Dumping (including trash bags),
 - c. as a place to leave children's toys, wading pools, lawn chairs or other furniture,
 - d. for loitering or impromptu parties (these will be reported to Police) and
 - e. a depository for your trash, food wrappers and drink cups, emptying of car ashtrays, or for empty liquor or beer bottles or cans.
7. **Speed Bumps** – We have many speed bumps around the subdivision to slow traffic down on our streets. Some individuals are trying to bypass these by driving either completely or partway on the grass. If necessary, we will install posts at each speed bump to prevent this.
8. **Speed Limit On property** - The posted speed limit on our property is 10 MPH, not 30 or 40 MPH. **Please slow down on HOA property.** We have kids playing near the streets and many carports have blind spots when backing out.
9. **Association Easements And Gates** – Any homeowner with chain link gates across their carport needs to **keep them secured and closed.** We have too many open gates blocking Fire Lanes. Violators will be fined.
10. **Contractors** – We cannot prevent Contractors or Tradesmen from doing business on our property, but please try to have them park as far out of the Fire Lane as possible or use our Visitor Parking. If you are having several days of contractor work done, please advise the Office to avoid the towing of their vehicles.
11. **Suspicious activity** – If you see suspicious activity anywhere within the subdivision immediately report it to the Police, even if you are unsure if it is relevant. We need to take charge of our own neighborhood.
12. **Warning and Fine Letters** – If you received a Courtesy Warning or a Fine letter, we are not “harassing” you. We are merely enforcing the over 40 year old Governing Documents which all homeowners agreed to follow when they bought property here and which are legally binding. A statutory period of time is given to correct the violation prior to any fine being imposed.
13. **Homeowners Insurance** – Your insurance policy renews every year so we need proof that you have renewed it. Please provide a copy of the Declaration page to the Office.
14. **Pets in the subdivision** – Some homeowners are still allowing their unleashed and unsupervised dogs to be loose within our Common areas. **City Codes require that all dogs are on a leash and under control at all times, no matter the size the dog.**
15. **Please leash and control your dog(s) while in the common areas.** You are also required to clean up after your dog(s) per Grand Prairie City Ordinances. We have placed Pet Sanitation Stations in a few areas, please use them. If you see someone who constantly allows their pets to foul our common areas, please report them to GP Animal Control.
16. **Trees in Your Back Yards** – Many of our homeowners have trees that are very overgrown and some rest on top of roofs and carports, or are hanging over into the streets. These trees are your responsibility to maintain. We have a deal with our tree company that they will pass onto homeowners if we have enough interest to warrant them coming out.

**Please read our Governing Documents, General Information, and Parking Rules found on our website
www.gpmcha.org**

The Association's CC&R, Rules and Deed Restrictions are legally binding on all owners, tenants, occupants, visitors, invitees and licensees.