



Grand Prairie Mountain Creek HOA, Inc.

June 2014

1. Homeowners are allowing their unleashed and unsupervised dogs in our Common areas; City Codes require that all dogs are on a leash and under control, no matter the size the dog. 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.
2. Local wildlife is coming in from the woods searching for food and water. Please don't put your trash out until the morning of trash pickup and take measures to keep wildlife out of any trash in your patio area prior to trash days.
3. Our scheduled trash pickup days are **Monday and Thursday**; please place your trash out **ONLY** on the morning of scheduled pickup days. All trash must be in tied trash bags or sealed boxes to keep the trash contained. Trash set out loose in a trash can or in unsecured bags or boxes will not be picked up; it must be in a tied bag or sealed box.

Homeowners who put out their trash on nonscheduled days or who consistently place loose and blowing trash are in violation of our Rules. Repeat violators will be fined.

4. We have planted 250 shrubs and 30 trees around the subdivision and have another planting scheduled for this fall. Any homeowner wanting to volunteer be on the Landscaping committee may contact the Office.

We ask that all tenants and homeowners please water the shrubs in front of your home once each week. Water is included in your HOA dues; you will not incur any expenses for watering.

5. Parking is a problem in many areas and we have homeowners and tenants parking in the Visitor lots when they have parking spaces available under their gated carports. **Visitor Parking is for Visitors, not for homeowners or tenants.** Each homeowner or tenant has 2 parking spots on their property for their exclusive use.

Homeowners and tenants who repeatedly abuse the Visitor Parking lots will be tagged and repeated violations will result in their vehicles being towed at the Owner's or Operator's expense. (See General Information and Rules on the website)

6. Homeowners who are 3 months or more behind in paying their dues may qualify to be placed on a 6 or 12 month Payment Plan, per Property Code 209.0692. There is a \$75 administrative fee and you must pay current dues plus an additional amount for past due assessments. Please contact our Office to see if you qualify for a Payment Plan.

7. All homeowners who trim trees or shrubs on their property need to make sure that these trimmings are no more than 3 feet in length and bundled together for easy pick up. (See General Information and Rules on the website)
8. We are currently painting on the East side of the subdivision and need unrestricted access to back yards and removal of any structures or obstacles that prevent easy access to painting and/or access for our ladders on 2 story homes. Our personnel are not allowed to move or disassemble any structures to access your homes; only you may do that. If you want us to come back after obstructions are removed, please contact the Office

If a homeowner refuses to allow our painting crews access or to remove obstacles, your home will not be painted. Your cooperation is required for our crews to do their jobs efficiently.
9. We have a Large Item pickup scheduled for July 10th (Thursday). Please place large items next to the street on the day of the scheduled large item pickup. This is for residents on GMPCHA only; we will not pick up items dropped off by nonresidents.
10. Please read our Governing Documents, General Information and Parking Rules, as found on our website www.gpmcha.org

The Association's Rules and Restrictions are binding on all owners, occupants, invitees and licensees.