



Grand Prairie Mountain Creek HOA, Inc.

## December 2014

1. **Trash Days are Monday and Thursday** - All trash must be:
  - a. in tied bags and inside of a closed and secured trash cans (35 gallon nonmetallic with tight fitting lid)
    - i. 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. In tied trash bags or sealed boxes to keep trash from spreading
  - c. *Trash set out loose in a trash can or in unsecured bags or boxes will not be picked up.*
  - d. Homeowners who consistently set out their trash on nonscheduled 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.** Accumulating trash under your carport in view of the street will also result in fines.
  - e. Putting your trash in Common Area is also a violation of our Declaration, is considered as Dumping, and will result in fines.
2. **Visitor Parking - For Visitors, not for homeowners or their tenants.** Beginning in January 2015, we will be actively enforcing the Parking Rules which restrict owners and tenants from using the Visitor Parking lots as added parking for their personal vehicles. Those who abuse these Visitor Lots will run the risk of their vehicles being towed at the Owner's or Operator's expense. (See General Information and Rules, and Parking Rules on the website)
3. **Common Areas** – Common Areas within the subdivision are for the enjoyment of all homeowners. These Common Areas to not to be used for any form of Dumping (including trash bags), or for children's toys. It is also not a depository for trash, food wrappers, emptying ashtrays, or for empty liquor/beer bottles. Nor is it somewhere to park vehicles while moving or doing home repairs, and is definitely not for driving upon.
4. **Association Easements And Gates** – Any homeowner with chain link gates across their carport needs to keep them closed. We have too many gates left open and blocking our easements and the Fire Lanes. Fines have been issued to those violators.
5. **Contractors** – While we do allow Contractors short term parking within the Fire Lane when working on properties, please try to have them park as far out of the Fire Lane as possible or use Visitor Parking. If you are having several days of contractor work done, please advise the Office to avoid towing.
6. **Suspicious activity** – If you see suspicious activity anywhere within the subdivision, you need to immediately report it to the Police. If no one is willing to do this, whatever results is partly your fault. We have many residents who are up and around throughout the day and night, so, please report things to the Police even if you are unsure if it is relevant. We need to take charge of our own neighborhood and realize that we are responsible for what happens within it.

7. Please read our Governing Documents, General Information and Parking Rules, as found on our website [www.gpmcha.org](http://www.gpmcha.org)

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