



Grand Prairie Mountain Creek HOA, Inc.

## April 2015

1. **Trash Days are Monday and Thursday** - All trash must be:
  - a. **(night before pickup day) 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. **(Morning of pickup day) 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. **ALL broken glass or mirrors must be in a box and securely closed to prevent injury to our crew. DO NOT PUT BROKEN GLASS IN 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.** Accumulating trash under your carport in view of the street will also result in fines.
  - f. Putting your trash in Common Area is a violation of our Declaration, considered to be Dumping, and will result in fines.
  - g. **We do not pick up remodeling or construction materials/debris.** You will need to haul these items to the City dump yourself; come by the Office for a copy of the water bill before going to the landfill.
2. **Pool Monitors** – We are looking for pool monitors for the 2015 season. Anyone interested needs to fill out an application at the Office. All applicants will be required to pass a drug screen.
3. **Painting and trim colors** – We are currently painting all of East Townhouse Lane, the 2 stories on East Creek and the 2 stories on East Mountain Creek Drive. Please pick out the trim color you want. If you do not pick, we will chose one for you.
4. **Visitor Parking – is meant for Visitors, not for homeowners or tenants.** We are enforcing our Parking Rules which restrict homeowners and tenants from using the Visitor Parking lots as parking for their personal vehicles. *(See Parking Rules on the website)* **Any vehicle parked in our visitor lots with expired registration or inspection will be immediately towed.**
5. **Common Areas** – Common Areas (grassy areas) within the subdivision are for the enjoyment of all homeowners and are not for:
  - a. parking of **any vehicles** while moving, washing your car, or doing home repairs,
  - b. motorcycles, dirt bikes, 4-wheelers or any other motorized vehicles, including cars/trucks,
  - c. any form of Dumping (including trash bags),
  - d. leaving children’s toys, lawn chairs or other furniture,
  - e. loitering or impromptu parties (these will be reported to Police) and
  - f. trash, food wrappers, bags and drink cups, emptying car ashtrays, or for empty liquor or beer bottles.
6. **Loud Music** – “Noise or other conditions which tend to disturb the peace of the Occupants of other Lots”. This phrase from the Declaration includes loud music of any type emanating from your car stereo or your home. **Respect those around you and turn the volume down to avoid fines.**

7. **Speed Bumps** – We have new speed bumps around the subdivision to slow traffic down on our streets. Some individuals are trying to bypass these by driving on the grass. If necessary, we will install posts at each speed bump to prevent this.
8. **Speed Limit** – The posted speed limit on our property is 10 MPH, not 30 or 40; please slow down on HOA property. We have kids playing and many carports have blind spots when backing out.
9. **Driving on Common Area** - We have had numerous incidents lately of people driving their vehicles onto the grass in common areas and causing damage; those persons will be fined accordingly. Further instances will be reported to the Police and may result in civil litigation or charges filed for malicious mischief.
10. **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 and our easements
11. **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 of their vehicles.
12. **Suspicious activity** – If you see suspicious activity anywhere within the subdivision immediately report it to the Police. Please report things to the Police even if you are unsure if it is relevant. We need to take charge of our own neighborhood.
13. **Warning and Fine Letters** – If you received a Warning or Fine letter, we are not harassing you or picking on you. We are enforcing the HOA’s Governing Documents which you agreed to follow when you bought property here. Some of these rules are over 40 years old. A few homeowners who received letters have commented that they “pay their dues”. This is a mandatory HOA, so paying your dues is a requirement. Paying your HOA dues does not allow you to violate the Declaration or any other rules adopted by the Board.
14. **Homeowners Insurance** – Your insurance policy renews every year so we need proof that you have renewed it. Whatever information you may have provided 5 or 10 years ago is now invalid. Our Declaration states: (emphasis added)

**5.2 Individual Insurance.** By virtue of taking title to a Lot, each Owner acknowledges that the Association has no obligation to provide any insurance for any portion of any Lot, **and each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry property insurance on his Lot and all structures constructed thereon and a liability policy covering damage or injury occurring on the Lot.** The property insurance shall cover loss or damage by fire and other hazards commonly insured under an “all-risk” policy, if reasonably available, including vandalism and malicious mischief, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard.

15. **Pets in the subdivision** – Our rules and City Codes require that all dogs are on a leash and under control at all times, 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.
16. **Unsupervised Children** – We have had recent damage done to our common property and trees by children, who also damage transformer boxes and telephone boxes on the ends of the buildings. Please keep in mind that any damages done by your children are your responsibility.
17. **Trees in Back Yards** – Several homeowners have trees in their back yards that are overgrown and on top of the roofs and carports. These trees are your responsibility to maintain. We have a deal with a tree company that they will pass onto homeowners if we have enough to warrant them coming out. Call the Office for info.
18. 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 Restricted Activities are binding on all homeowners, tenants, visitors and agents.**