

GRACE MEADOWS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
May 2012

1. All future structures/improvements to properties will require a written request and approval by the Architectural/Landscaping Committee.
2. No basketball goal, flagpole, or other structure embedded in concrete is permitted in front of dwelling or in street view. Basketball goals may not be attached to any dwelling.
3. Playground equipment, basketball goals, etc. are permitted in the rear of dwelling, but must be placed a minimum of 15 feet from fence line.
4. No outbuilding, shop, trailer or residence of a temporary character will be permitted on any lot.
5. Resident parking is limited to the garage and driveway with the exception of a waiver approved by the HOA board. Street parking is prohibited other than for temporary use (i.e. visiting guests, loading/unloading of personal property, etc.). Guests should park in the direction of traffic flow on the street to avoid a citation from the City of North Richland Hills.
6. Recreational vehicles, boats, commercial vehicles, and trailers may only be stored in an enclosed garage or behind a fence. These vehicles are allowed within the street view temporarily (less than 72 consecutive hours) on the driveway only if the vehicle does not extend beyond the front of the living unit. No RV, boat, commercial vehicle, or trailer may be parked in the street.
7. All pets must be under control by leash at all times, in accordance with the City of NRH ordinance. Pet owners are responsible for the immediate removal of pet waste from common areas and from other homeowners' properties. No pet will be allowed to create a nuisance or disturbance (i.e. excessive barking). Dog runs must not be erected in street view.
8. Trash containers must be stored inside a garage or behind fence (out of street view). According to a City of NRH ordinance, trash containers should be placed at the street for pickup no earlier than 7p.m. the evening before scheduled collection, and should be removed from the street as soon as possible on the day of collection.
9. Homeowners are responsible for maintaining their lawns, including weekly mowing, edging and weeding during the growing season. HOA Board reserves the right to have lawn maintenance contracted and billed to homeowners who do not comply.

10. No plastic lawn decorations are permitted, except holiday. Holiday decorations must be removed within 7 days of the holiday, with the exception of Christmas lights (30 days).

11. If a homeowner would like to report an infraction of a rule, the report should be addressed directly and only to a current Rules Committee Member and HOA Board member in-person, by phone, or identified mail or e-mail. The Board will investigate the report and take action when necessary.

12. **Rain Barrels:** A homeowner may at their discretion incorporate a rain water harvesting rain barrel on their lot, but the following restrictions apply: The barrel must be color consistent with the color scheme of the home. It cannot be visible from street, adjoining lot and appropriate screening required to avoid visibility. It must not present any unsanitary conditions and appropriate screen to prevent mosquito breeding and harboring. Only commercial or professional rain barrels shall be maintained. Any owner wishing to incorporate a rain barrel must receive prior approval from the ACC and board by filling out the appropriate ACC form with detail proposal of the system going to be employed.

13. **Solar Panels:** A homeowner may employ the use of solar panel devices on their lot or within their property line but the following restrictions apply:

- Homeowner must receive prior approval from the ACC and board prior to the deployment of the solar devices
- The device must not endanger the health and safety of public
- Must not violate any local or state law
- Can only be installed on a roof or back yard
- Shall not be visible to the street
- Shall not extend beyond the roof line of the house or above the fence line of the yard
- Written approval of the proposed placement of the device by all property owners of adjoining homeowners property