

VILLAGE GREEN HOMEOWNERS ASSOCIATION (VGHA)

RULES AND REGULATIONS

REVISED & VGHA BOARD APPROVED: August 2023

THESE VGHA RULES & REGULATIONS ARE IN ADDITION TO THE VGHA BYLAWS, & VGHA CC&R's.

ANTENNAS & DISHES:

TV ANTENNAS & DISHES ARE PROHIBITED FROM BEING INSTALLED ON ROOFS. THEY MAY BE INSTALLED ONLY ON THE REAR EAVES OF A HOME OUT OF SIGHT FROM WITHIN VILLAGE GREEN OR THE STREET.

EXTERIOR LIGHTS:

EXTERIOR LIGHT BULBS & LIGHTING FIXTURES WILL BE REPAIRED/REPLACED BY VGHA.

LIGHT BULBS SHOULD BE DESIGNATED AS DAYLIGHT (5000K) FOR UNIFORMITY

GARBAGE:

THE CITY DUMPSTERS ARE PICKED UP MON, WED, FRI, & SAT MORNINGS.
ALL TRASH OR GARBAGE MUST BE PLACED *INSIDE* THE CITY DUMPSTERS.

PLEASE FLATTEN CARDBOARD BOXES BEFORE PLACING IN THE DUMPSTER.

DISCARDING APPLIANCES, FURNITURE, ETC. IS PROHIBITED, SO RESIDENTS MUST MAKE OTHER ARRANGEMENTS FOR PICKUP.

VILLAGE GREEN COURT IS A PRIVATE STREET.

INSURANCE: INTERIOR CONDO INSURANCE

HOMEOWNER OBTAINED: SHOULD INCLUDE INSULATION, ELECTRICAL WIRING, PLUMBING, INTERIOR WALLS, GLASS/WINDOWS, SCREENS, DOORS, CABINETS, APPLIANCES, FLOOR COVERINGS, PERSONAL BELONGINGS, ETC.

CONDO LOSS ASSESSMENT COVERAGE IS RECOMMENDED BUT OPTIONAL THAT IT BE INCLUDED IN THE INTERIOR HOMEOWNER POLICY. A CONDO LOSS ASSESSMENT MAY BE ENACTED FOR EXTERIOR REPAIRS OR DEDUCTIBLES.

INSURANCE: EXTERIOR CONDO INSURANCE

The corporation shall insure real exterior property and improvements thereon owned by the corporation under a Texas standard form policy of fire and extended coverage insurance issued by a solvent, reputable insurance company licensed to do business in the State of Texas. Each homeowner shall be assessed for yearly exterior insurance costs. The amount of such assessment shall be on a case by case basis depending on the circumstances and is due and payable the 1st day of the month and shall be late if paid after the 10th of month in which it is assessed.

LEASES:

THE TERM "LEASE," AS USED HEREIN SHALL INCLUDE ANY AGREEMENT FOR THE LEASING OR RENTAL OF A UNIT/HOME, OR ANY PORTION THEREOF, AND SHALL SPECIFICALLY INCLUDE, WITHOUT LIMITATION, YEARLY RENTALS AND SUBLEASES. ANY HOMEOWNER SHALL HAVE THE RIGHT TO LEASE THEIR UNIT/HOME, OR ANY PORTION THEREOF, UNDER THE FOLLOWING CONDITIONS:

1. ALL LEASES SHALL BE IN WRITING AND A COPY FURNISHED TO THE VGHA PRESIDENT.
2. ALL LEASES SHALL PROVIDE THAT THE TERMS OF THE LEASE AND LESSEE'S OCCUPANCY OF THE LEASED PREMISES SHALL BE SUBJECT IN ALL RESPECTS TO THE PROVISIONS OF VGHA RULES & REGULATIONS, VGHA DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, AND VGHA BYLAWS AND COPIES MUST BE GIVEN TO THE LESSEE BY THE LESSER; AND THAT ANY FAILURE BY THE LESSEE TO COMPLY WITH ANY OF THE AFORESAID DOCUMENTS, IN ANY RESPECT, SHALL BE A DEFAULT UNDER THE LEASE
3. NO UNIT MAY BE LEASED FOR LESS THAN ONE YEAR.
4. Prior to the lease commencing, all HO dues and fees must be current, and paid monthly thereof or default under the lease will apply.

MAINTENANCE/IMPROVEMENTS: (revisit this)

VGHA IS RESPONSIBLE IN GENERAL FOR **REPAIR/REPLACE** OF ROOFS, BALCONIES, EXTERIOR BUILDING SURFACES, EXTERIOR LIGHTING, GUTTERS & DOWNSPOUTS, YARD LANDSCAPING, AND WALKS & DRIVEWAYS.

HOMEOWNERS ARE RESPONSIBLE FOR ALL DECKS, FENCES, GATES, GARAGE DOORS, SCREENS, PORCHES, GLASS SURFACES, SKYLIGHTS, LOCKS, AND GARAGE DOOR OPENERS.

HOMEOWNERS MUST HAVE **PRIOR APPROVAL** OF THE VGHA BOARD BEFORE ANY EXTERIOR MODIFICATIONS AND/OR IMPROVEMENTS ARE PERFORMED.

APPROVAL IS ONLY VALID FOR **ONE YEAR** FROM DATE ORIGINALLY APPROVED.

NUISANCES:

HOMEOWNERS/RESIDENTS ARE ENTITLED TO NOT BE ANNOYED BY EXCESSIVE PARTYING NOISES, BLARING VEHICLE RADIOS, BARKING DOGS, OTHER LOUD NOISES, OR UNSIGHTLY PROPERTY CONDITIONS.

PARKING:

THE ONLY DESIGNATED PRIVATE PARKING PLACES ARE IN THE GARAGE OR DRIVEWAY OF EACH HOME. VISITORS PARKING IS LIMITED SO PLEASE USE YOUR GARAGE & DRIVEWAYS AND KEEP THE VISITORS PARKING AVAILABLE.

A. VEHICLES MUST HAVE CURRENT REGISTRATION TO BE PARKED WITHIN VILLAGE GREEN COURT INCLUDING DRIVEWAYS.

B. VEHICLES ARE NOT TO BE PARKED IN NO PARKING ZONES.

C. AFTER THREE DAYS VIOLATION OF PARKING CAN RESULT IN VEHICLE BEING TOWED WITHOUT FURTHER NOTICE.

PAYMENTS:

VGHA ACCOUNT STATEMENTS OF DUES, ASSESSMENTS, OR FEES ARE DUE BY THE 1ST OF EACH MONTH AND ARE LATE IF RECEIVED AFTER THE 10TH OF THE MONTH.

PAST DUE ACCOUNTS SHALL BEAR INTEREST AT THE MAXIMUM LAWFUL RATE.

ACCOUNTS IN ARREARS WILL RESULT IN ADDITIONAL ACTIONS TAKEN BY VGHA including but not limited to liens, foreclosures, and any other legal means necessary to collect past due amounts.

PAYMENTS ADDRESS:

**VGHA
40 VILLAGE GREEN COURT
DENISON, TEXAS 75020**

MONTHLY DUES CHECKS OR OTHER VGHA CORRESPONDENCE MAY BE PLACED IN THE **VGHA** LOCKED MAILBOX ON THE BACK WALL OF THE MAIL HOUSE.

PETS/ANIMALS:

DOGS, CATS, AND OTHER HOUSEHOLD PETS SHALL NOT BE ALLOWED TO ROAM FREELY WITHIN VILLAGE GREEN PROPERTY.

PET OWNERS MUST CLEAN UP AFTER THEIR PET TO MAINTAIN A CLEAN ENVIRONMENT.

IF AN ANIMAL IS FOUND TO CAUSE A NUISANCE TO OTHER RESIDENTS, THEN THE VGHA BOARD SHALL HAVE THE RIGHT, AT ITS OPTION, TO DECLARE A VIOLATION OF THIS RULE & REGULATION AND TO TAKE ANY APPROPRIATE STEPS NECESSARY TO REMEDY THE SITUATION.

NO LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT IN OR ON VILLAGE GREEN PROPERTY.

NO ANIMALS, INCLUDING HOUSEHOLD PETS, MAY BE KEPT FOR ANY COMMERCIAL PURPOSE.

OUTSIDE STORAGE:

OUTSIDE STORAGE OR PARKING OF VEHICLE SHELLS, BOATS, MOTOR HOMES, RECREATIONAL EQUIPMENT, CAMPERS, COMMERCIAL TRUCKS, TRAILERS, TRACTORS, OR OTHER EQUIPMENT IS PROHIBITED. NO PERSONAL ITEMS TO BE PLACED ON COMMON GROUNDS.

SALES - HOME:

THE VGHA BOARD OF DIRECTORS SHALL FURNISH A CURRENT COPY OF THE FOLLOWING TO THE TITLE COMPANY SO THAT THESE PAPERS ARE INCLUDED IN THE NEW OWNERS CLOSING PAPERWORK.

1. VGHA BYLAWS
2. VGHA RULES AND REGULATIONS
3. VGHA COVENANTS, CONDITIONS, & RESTRICTIONS

SALES - ESTATE:

ESTATE SALES MUST HAVE **PRIOR APPROVAL** OF THE VGHA BOARD.

SALES - GARAGE:

GARAGE SALES ARE PROHIBITED WITHIN VILLAGE GREEN COURT.

SIGNS:

SIGNS ARE PROHIBITED EXCEPT FOR;

1. "VILLAGE GREEN" SIGNAGE
2. ONE "FOR SALE/LEASE" SIGN PER UNIT OF NOT MORE THAN 4 SQUARE FEET PLACED AT THE SOUTH SIDE ENTRANCE TO VILLAGE GREEN COURT ON LILLIS LANE. MUST BE PLACED OUTSIDE OF LANDSCAPE BED AREA.

SPEED LIMIT:

SPEED LIMIT IS **10 MPH** WITHIN VILLAGE GREEN COURT