

SAN JOAQUIN PARKWAY HOMEOWNERS ASSOCIATION

GENERAL EXTERIOR MAINTENANCE GUIDELINES

In order to maintain the highest standards of curb appeal, homeowners are required to follow certain simple Architectural provisions of the Deed Restriction of San Joaquin Parkway HOA. These Guidelines are general in nature and may be expanded or modified as needed, subject to the approval of the Association Board of Directors.

LAWNS: Lawns are mowed and trimmed, and free of weeds. No grass shall exceed over 6 inches in height in areas visible from the street. Lawns shall be edged at all hard surfaces including at the curb with no grass hanging over the curb. Lawns shall be trimmed and flower beds cleaned of grass and weeds. All properties shall have a lawn.

Trees and shrubs shall be kept trimmed in an attractive manner and shall not obstruct site lines or neighboring properties. Trees shall not hang over the streets and sidewalks and shall be trimmed to prevent the obstruction of vehicle and pedestrian traffic. Dead trees and shrubs shall be removed immediately. Stumps totally removed or ground out.

DEBRIS AND CLUTTER: 1) **Garbage cans** shall be kept out of sight until the night before pickup day and shall be put away the same day as pickup. Trash, debris, bags, shall not be allowed to accumulate nor be continuously maintained in public view. 2) **All building materials**, lumber, sand, dirt, rock, gravel, roofing and fencing shall be used or removed in one month and shall not be stored in open view to the public. 3) No household items or recycle bin, debris shall be put on the curb before heavy trash pick up, Wednesday.

BUILDINGS: All homes shall be in a good state of repair. 1) **Repairs** - Physical damage, including deteriorated wood or metal, holes in wood or brick, rusted sagging gutters, or mildew on wood or brick shall not be visible from the street. All damaged or deteriorating conditions must be promptly repaired. 2) **Painting** – no bare wood or metal shall be visible from the street. Peeling, discolored, mildewed exterior wood or siding must be painted with 2 coats of paint and kept clean. Brick shall not be painted. **Color** – No attempt will be made to control painting activities in cases where the owner is repainting in a neutral color that blends with the brick or is compatible with the neighborhood. “Earthtones” are acceptable. Any other variations in color scheme must be pre-approved by the Architectural Control Committee (ACC). Applications shall be sent to P.O. Box 303 and a color sample must be included.

- a. Residences may not exceed two stories in height and may have a private garage/carport for not more than three cars. All houses must have a garage.
- b. No building or improvements of any character may be erected or the erection thereof begun, or changes in the original design thereof after original construction without construction plans and specifications have been submitted to and approved in writing by the Architectural Control Committee.
- c. No building or other improvements shall be located on a lot nearer to the front line or nearer to the street sideline than the minimum building setback line shown on the recorded plat.
- d. Window AC units are prohibited.

OUTBUILDINGS: Portable buildings used for accessory or storage purposes shall not be higher than 8 feet and 120 square feet in floor space and shall be subject to approval of the Architectural Control Committee (ACC). Outbuildings shall be maintained in good repair and paint. Such buildings shall be kept clear of all easements. Palapas are NOT allowed.

DRIVEWAYS AND SIDEWALKS: Driveways that are cracked, broken and/or unlevel shall be replaced and are the responsibility of the owners. Grass shall not be allowed to grow upon driveways or sidewalks. Sidewalks that are on the City right-of-way are the responsibility of the City to repair. No second driveways or driveway spurs allowed. Driveway alterations must be approved by the ACC.

VEHICLES: No trailers, boats, automobiles, recreational vehicles, bus, campers shall be stored on the public street right-of-way or forward of the front of the building. Storage of such items and vehicles must be screened from public view, either within the garage or behind a fence which encloses the rear of the lot. No vehicle of any kind shall be parked on any lawn in view of the public.

No derelict, inoperable and/or inoperative vehicle shall be parked on any property on any street or on any lawn. All motor vehicles must be currently licensed and carry a valid state inspection sticker and be legally operative for the street. Unused vehicles shall not be parked on any street for more than (3) consecutive days during any 6 month period. No vehicles under cover are permitted. Vehicles shall not be parked in a manner that obstructs traffic or site lines. (City Ordinance)

ANIMALS - No breeding of livestock or poultry on any lot or common household pets bred or maintained for commercial purposes, No more than two of each type of animal may be kept per residence. Dogs and cats are not allowed to roam free per City of Friendswood regulations. Dog walkers must clean up after their pets on streets, lawns and in the parks.

SINGLE FAMILY DWELLINGS- No home shall be used by more than one family. A single family is defined as not more than two unrelated adults per household. No home shall be used as a boarding house or rooms rented.

PROHIBITION OF OFFENSIVE ACTIVITIES – No activity for profit shall be conducted on any lot which is not related to a single family residential purposes. No offensive activities shall be permitted which may be or become an annoyance or a nuisance to the neighborhood. Street parking is discouraged if driveways are open for parking.

FENCES – No fence or hedge shall be erected beyond the front building line. No chain link fence is permitted on any lot except to enclose a swimming pool. Fences must be maintained in good condition (straight, upright, no missing slats or sections). Front facing fences must be solid wood and match neighboring fence in height.

SIGNS – No commercial sign or advertising shall be placed on any lot. Exceptions are Real Estate Signs advertising the property for sale or rent. One political sign per candidate and must be removed promptly after election day.

ANTENNAS – Antennas /dishes shall not be visible from the street. No electronic antenna or device of any other type, other than an antenna for receiving normal television signals shall be erected, constructed, placed or permitted to remain on any lot houses or buildings. No antenna shall be more than 10 feet above the roof ridgeline of the main residential structure.

HOLIDAY DECORATIONS – Decorations for all holidays should be removed on or before two weeks after the holiday. Offensive/inappropriate themes shall be removed and the decision of the Board.

PRECEDENTS – The Board will make every reasonable effort to be fair and equitable to all property owners. The Board will consider every situation on a case-by-case basis.

These Exterior Maintenance Guidelines are effective upon being recorded in the Official Public Records of Real Property of Galveston County, and supersede any General Exterior Maintenance Guidelines which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations and any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 4th day of February 2020

Cathy Hansen

Cathy Hansen

PRESIDENT

Position

San Joaquin Parkway Homeowners Association

IN WITNESS WHEREOF, we being the Directors of the San Joaquin Parkway Homeowners Association,

Have hereunto set our hands this day of February 4th, 2020

Kaye Corey Kaye Corey

Liz Perry Liz Perry

Ted Clements Ted Clements

Katie Pendle Katie Pendle

Dawayne Gaspard Dawayne Gaspard

The State of Texas

County of Galveston

Before me, a Notary of Public on this day personally appeared the person(s) known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office 4th day of February 2020



Amy Cartwright
Notary Public, State of Texas

Amy Cartwright
Print Name

FILED AND RECORDED

Instrument Number: 2020007040

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 02/05/2020 8:49AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*