

Board of Bakers Branch Estates HOA Policies Document  
Amended March 2012

This document is more fluid than the CC&R's and can be amended at any time at the Board's discretion. It is the intent of the Board for this document to clarify guidelines for homeowners since some guidelines are not as specific in the CC&R's. If you have suggestions or concerns about this document, please contact any Board member ([www.bakersbranchhoa.com](http://www.bakersbranchhoa.com)).

1. **Yards shall be maintained** regularly, including mowing (keeping grass height no taller than 5 inches) and edging and clean-up, and flower beds must not have weeds tall enough to be visible from the street while driving by. Dead or damaged vegetation (trees, bushes....) needs to be removed and/or replaced within 30 days after damage occurred, except for plants being maintained on life support in an attempt to help them recover from their damaged condition.
2. **Trash cans** and other trash containers are to be kept in a location not visible from the street except for the evening before trash pick-up and the scheduled day of trash pick-up. Trash cans must be removed from the curb on the day of trash pickup.
3. All **wood fencing** visible from the street will be stained one of the following pre-approved colors: Behr woodbridge, sable, russet, or chestnut, or a color approved by the ACC. In exception, wood fences facing the greenbelt area on Cilantro (this would apply to homeowners living on Tarragon with yards backing up to the greenbelt) will be stained Behr sable or another brand matched to that color to keep a uniform look along the greenbelt. Wood fences must be re-stained once they begin to fade enough that they appear more than 50% gray or faded and the stain color is no longer prominent.
4. **Iron fences** will be maintained and re-painted black when rust or peeling becomes evident from the street.
5. **Wood swingsets/playsets** or other structures in the back yard visible from the street will be maintained and re-stained or painted when they appear to be 50% or more gray rather than the stain/paint color (which must be approved by the ACC).
6. **Bushes and trees** will be trimmed so as not to impede traffic along sidewalks or obstruct views of traffic around corners of streets; overhanging tree branches need to be at least 8 feet above sidewalks (according to Town of Flower Mound guidelines).
7. **House paint** must be touched up or repainted when peeling is visible from the street.

8. **Seasonal Decorations** need to be removed within 15 days after the event/holiday.
9. **Roof color** - All roofs in the neighborhood are required to be composition shingle in the color of Weathered Wood or Weathered Grey (same color different name based on manufacturer). Owners are allowed to install shingles of certain materials made to resist wind and hail, provide heating/cooling efficiency, or generate solar energy as long as they resemble other approved shingles in subdivision.