

The Woods Neighborhood Rules

The Woods HOA Board has adopted these rules to maintain a quality neighborhood. The purpose of this policy is to establish guidelines for some of the frequent types of violations addressed in the Deed Restrictions. It is not intended to be a complete list of all violations. For more complete information, refer to the Declaration of Covenants, Conditions and Restrictions of the Woods, henceforth referred to as CCR's. These rules will be fairly administered and enforced.

Homeowners and Residents are responsible for compliance with these rules.

YARD MAINTENANCE: Includes the following being performed on a basis frequent enough for the yard to be considered well kept; mow, edge (walks, curbs, driveway, fence lines, flower beds, etc); blow/sweep (walks, driveway, street gutters); weed abatement (yard, driveways, sidewalks & flower beds), dead plant/grass removal/replacement.

LANDSCAPING & TREES: Trimmed, pruned and maintained. Dead or deteriorated plants & trees should be removed. Fallen leaves should be raked and removed in a timely fashion. Gardens should be contained and maintained free of weeds.

FENCES: Maintained in secure, upright fashion and repaired with material consistent with existing fence. Maximum height allowed is 6 foot.

STORAGE: Enclosed in approved & maintained storage building or garage. No trailers, campers, boats, watercraft, non-operational autos or miscellaneous items stored in driveways or in public view. No storage may be in front of fence line.

TRASHCANS: Stored out of public view with secure lids or secured trash bags. Brought to and removed from curb within one evening of trash day.

PARKING: Oversized autos must be parked in driveways. Commercial vehicles may not be parked in public view. Do not block sidewalks. For the safety of our children we request all vehicles park in either garages or driveways.

PETS: No animals are permitted to roam freely. Barking dogs must not be allowed to become a nuisance to the neighborhood and cause complaints. Owners are responsible for cleanup of pets outside.

HOME MAINTENANCE: Exterior surfaces should be kept clean and painted. Damaged or deteriorated materials must be promptly replaced. Homes should be painted in exterior colors that coincide with surrounding homes. Color schemes are subject to review and approval by HOA Board.

SIDE WALKS: Kept clear for pedestrian traffic and trees trimmed to a height to meet City of Round Rock code.

SIGNS: Only professional signs advertising homes for sale or rent.

WINDOW TREATMENTS: No Paper, foil or similar treatments are allowed in public view. Appropriate window treatments include blinds, shades, shutters, and lined curtains in public view. Windows in public view must have appropriate window treatments.

COMMERCIAL USE OF PROPERTY: All homes are intended for single-family use and are restricted from commercial or business purposes for any trade or profession.

PLAYSCAPES, SWINGSETS & SHEDS: Maintained in a working and stable condition behind the fence line. Sheds should be enclosed and painted or stained to match home.

HOLIDAY LIGHTS: Installed and removed within one month of holiday.