North Shore Units 1, 1A, 2, 4, 7 & 7A HOA

Tips and Reminders for Homeowners & Residents

The following is a collection of rules, laws and guidelines that will help us all be <u>good neighbors</u>.

<u>(sl) – state law; (co) – city ordinance; (rc) – HOA restrictive covenants</u>

1. <u>Sidewalks:</u> For the enjoyment of all for personal mobility.



Please keep clear of any obstructions.
And remember to be respectful to people with disabilities.



a. **No parking on sidewalks**, **or vehicles over-hanging** the sidewalks **(sl)**



b. **No blocking of sidewalks** with:

bikes, toys,
skateboard ramps
sports equipment
motorcycles
trash cans, excess trash or brush, etc. **(sl)**







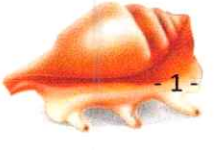
c. Must be kept clean and in good repair **(co)**

2. <u>Driveways:</u> **No boats, boat trailers, travel trailers, inoperative vehicles, campers**, portable buildings stored on driveways **(rc)**; driveways may not cover more than 67% of front yard; must get a permit to increase size **(co)**









3. Vehicle Repair: **No repair work**, dismantling or assembling of motor vehicles or other equipment or machinery on the **street, front or side yard** **(rc)**



4. Front lawn:



a. **No parking** on unimproved surfaces (lawn) **(co)**



b. **No weeds or trash** **(rc)**



c. **No grass or weeds higher than 12 inches** **(co)**

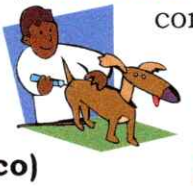


And no stagnant water **(co)**



e. **Don't blow grass into the street which can clog the storm drain that empties into the bay.**

5. Dogs: Must be properly **licensed** and have current **rabies vaccination** – contact Animal Control **(co)**



a. **No dogs off leash** **(co)**



6. Large trucks or trailers: **No parking** on the street **over-night** **(co)**



7. Fireworks: **No personal fireworks** permitted within city of Portland **(co)**



8. Noise: The following are declared to be "**noise nuisance**" **(co)**:

a. Playing of instruments such as **radio**, television, drum, musical instrument, **sound amplifier** or other device that produces, reproduces, or amplifies sound





b. **Loud** or vociferous **language** (excessive yelling or shouting)



c. Dogs, cats or other animals which make excessive noise



d. Continued or frequent **sounding of a horn**



e. **Exhaust noise** of any vehicle engine, including automobiles and motorcycles, except through a muffler or device which adequately prevents loud or explosive noises





f. **Construction and power tool noise**
except during the daytime on weekdays



Note: **"Noise nuisance"** defined - **noise created in such a manner, volume, intensity or continued duration so as to annoy, distress, or disturb the comfort of other persons**, or as to endanger or injure the health of another person. Report noise nuisance complaints to the Police Department.

9. Garage/Yard Sales:



Must get a permit from the City Building Department for $15.00 **no more than twice per year (co)**

10. Trash Pickup and Recycling: Republic Services, Inc. will provide one large trash cart and one large recycling cart. **Pickup is Wednesday for trash, every other Wednesday for recycling**; Place carts at least 3-4 ft. apart to ensure proper lifting. Must be out by 8:00 am, may be out the evening prior.



City of Portland Code of Ordinances, Chapter 7, Section 708 states: "Refuse receptacles and waste removal areas, including trash cans, trash compactors, and dumpsters, shall be screened from view from any street right-of-way and from any residential district, except where an opening is required for access. If access is possible only on a side that is visible from a street right-of-way or residential district, an opaque gate shall be required."



11. Monthly Brush and Bulky Trash Pickup: Pick up **once per month**
Brush and bulky trash must be placed at curbside in front of home by 8:00am on the Monday of your week by section. Questions: check the city website, call City Hall or Republic Services, Inc. to confirm. (No construction debris)

12. Easements: **No permanent construction on any easement** or within three feet of easement; check property survey map or call the Building Department **(co)**

13. Fences: Must maintain **6 foot privacy fencing on rear and side yards**
All fences are the responsibility of the property owner
Must be properly maintained in good repair
No chain link fences.
No fences in front yard (rc, co)



14. Permits: For any remodeling, or building
You **must have a site plan and get a permit** from the Building Department **(co)**
Contact HOA for architectural review.





15. Sheds (Accessory Buildings): May occupy up to 25% of rear yard; **may not be constructed on an easement;** must have a site plan drawn and get a permit from the Building Department; requirements differ for attached and detached **(co)**
Contact HOA for architectural review.

16. Alarms: If you have an alarm installed, you **must get a permit** with the Portland Police Department **(co)**





17. Fire hydrants: The Fire Department checks them each Wednesday, which may cause some temporary discoloration in the water



18. Homeowner Association Dues: Currently **$300 per/year, due by** January 31st

19. Homeowner Association Meetings: 2nd Tuesday, every other month at 6:30pm. Schedule posted on bulletin board at mailboxes.

20. Portland City Council Meetings: The first and third Tuesday at 7:00pm at City Hall

21. New Texans: If you are a new Texas resident, You **must register your car in Texas** and **obtain a Texas state driver's license** within 30 days. **(sl)**



Homeowners and Residents are responsible for the above listed rules, laws, and guidelines. And remember you are also responsible for your families and friends or guests who may be visiting.



IMPORTANT PHONE NUMBERS

All Emergencies	911
	(Customer Svc) (Recycling) Local Line
Republic Services	844-737-8254, 698-5000, 361-767-8949
Animal Control	777-4444
Police Department	777-4444
City Hall – Main	777-4500
Building Department	777-4553
Building Official	
Permits	
Library	777-4560
Municipal Court	777-4500
Parks & Recreation	777-4670
City Manager	777-4513
Public Works	777-4601
Utility Billing	777-4500
Fire Department	643-0155



WEB SITES

City: http://www.portlandtx.com/

City Ordinances: http://www.portlandtx.com/CitySecretary.cfm

Homeowners Association
e-mail: nsloainc@yahoo.com
Website: nsloainc.com

