

Helotes Park Terrace Homeowner's Association Inc. REMINDERS

HOME IMPROVEMENTS

If you are considering any improvements or replacements to your property, you are required to submit an Architectural Improvement Request Form found on the HOA website <https://hpt-hoa07.com>. Changes include but are not limited to: decks, patio covers, pools, flag poles, play structures, room additions, garages, basket ball goal, drive ways, storage building, spa/hot tub, fencing, etc. Failure to submit and receive approval from the HOA Board for construction prior to starting the project could result in a Covenant Violation, potential City of San Antonio building violation, and/or request for removal of the structure.

TREE TRIMMING

Please ensure you are planning and performing tree trimming this winter, especially for Live Oaks. Trees encroaching the roadway are a hazard to drivers, causing them to swerve to avoid hitting the trees with their trucks, utility, and delivery vehicles.

SPEEDING

Speeding by residence, visitors, family members, delivery personnel, and/or contractors remains an issue and creates a hazard for residence, pedestrians, pets and wildlife. Huisache Way and Magnolia Way are the longest stretch of roadway in the subdivision and drivers should be mindful of the 25 mile per hour speed limit. Stop signs at intersections throughout the subdivision are there to prevent accidents and simply yielding at these signs is unacceptable behavior. Please be mindful of the stops signs, speed limits, and the effects of speeding on residence and wildlife.

PARKING

Per the HOA CC&Rs, Section 2.1.M "Parking," parking off of the driveway is prohibited. This includes parking on grass areas in the yard, on streets, and in front of properties. Parking on the streets, off-driveways, and in front of homes should be limited to one-time events and should not occur on a regular basis for long periods of time. Parking on the street causes issues with traffic within the subdivision and introduces risks to pedestrians, utility, emergency, and delivery vehicles.

PETS

Dogs barking and roaming loose in the neighborhood creates hazards for the animal as well as homeowners. Please be aware that loose pets can frighten homeowners, visitors, and their pets when approached suddenly. Loose and barking pets are a CC&R violation for the pet owner, if not addressed.

LIGHTING

Outdoor lighting is important to provide the sense of security and allow safe entry and exit into the home. Please be aware of the placement and direction of landscape and outdoor lighting so as not to allow the lights to cascade into neighboring windows or into the eyes of drivers traveling on the subdivision roadways.

CONTRACTORS

Contractors hired by a homeowner for cleaning, landscaping, tree trimming, pools, fencing and roof replacement/repair, etc. should not solicit business in the subdivision from other homeowners. Additionally, contractors should **NOT**: 1) park on neighboring property, including roadways, yards, culverts, etc.; 2) leave debris on roadways, including rocks, construction material, and yard waste; 3) post advertising signs in homeowner's yards, per HOA CC&R's Section 2.1.L "Signs." Complaints have been received about contractors destroying outdoor lighting, landscaping, and roadways on neighboring properties when they back up or parks in the vicinity of the home they are servicing. It is the homeowner's responsibility to ensure contractors are aware of the HOA requirements and instruct them to park on your own property.

SEPTIC SYSTEMS

Aeration septic systems are used in most homes in the subdivision. These systems must be maintained by: 1) adding liquid bleach or bleach tablets on a prescribed basis; 2) ensuring the tank is inspected and pumped out as

required; 3) monitoring for proper operation and foul smells. Septic systems periodically spray treated water and when not functioning properly, horrible odors get disseminated, and neighbors are negatively impacted.