

# Land's End Homeowner Association

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## Overview and Summary of Restrictions

**The Land's End Homeowner Association** is a non-profit corporation that was created by the original developer to manage the development, maintain the common areas and enforce the deed restrictions. Every lot owner is a member of the Association and entitled to one vote per lot. The Association is governed by the Declaration of CCRs and Bylaws and is managed by a Board of Directors (Board), who are all owners that were elected by the members.

**Assessments** are amounts owners must pay the Association. The Board establishes the Annual Assessment each year based upon anticipated operating and common area maintenance expenses and long-term reserve contributions. Capital Assessments are for permanent improvements and must be approved by members. Special Assessments and Enforcement Fines may be levied by the Board against individual owners in certain circumstances.

**Common Areas** include our roadways and ditches, both entrance gates, and certain landscaped areas adjoining the roadways.

**Deed Restrictions**, as they are commonly known, refer to the Declaration of Covenants, Conditions, & Restrictions (CCRs) that the original developer placed on the property before you purchased it. This document contains the full list of building and use restrictions and provides the Association's authority over the development, including the leaseback portion of lots, and is binding on all parties. The CCRs is the guiding document on which the Board bases its actions and decisions.

**Policy Resolutions** (PRs) are rules adopted by the Board to guide its decisions and spell out how certain provisions of the CCRs will be carried out. They are the foundation that ensures consistent administration and fair and equitable treatment for everyone. Once adopted, they become an integral part of the CCRs and have the same binding effect.

**Construction Permits** are how we maintain architectural control and are required **prior to** making any changes or additions to your lot or leaseback, other than the removal of underbrush and small saplings. In addition to the Land's End permit, the Sabine River Authority requires a separate permit for anything done on the leaseback. Your construction permit application must include a site location plan, detailed plans drawn to scale, exterior elevations, colors, materials, and any other information that will help visualize your request. Applications submitted to the Association's address will be reviewed in 15 days or less. Failure to obtain a permit **before you start** may lead to the expensive removal of a structure, incur a fine, or both.

Listed below are some of the typical improvements that each require a permit:

- Removing trees larger than 6" diameter (3" living or dead on SRA leaseback), making changes to the grade or lot drainage, etc.
- Building a home, detached garage, storage building, boathouse, dock, gazebo, swimming pool, mailbox, stone entrance, driveway, patio, etc.
- Installing a fence, dog kennel, flagpole, street light, antennae, satellite dish, basketball goal, awning, solar collector, mass plantings, etc.
- Exterior additions, remodeling, repainting or roofing with a different color, etc.

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**Construction Restrictions** relate to buildings and other structures and are designed to ensure high-quality architectural standards. The following is a partial list of these requirements:

- A lot may contain only one single family home and other customary improvements.
- Minimum size home is 2,500 sq. ft. (first floor 2,000 / 1,800 on golf lots), excluding porches, garages, or unfinished space. A two car or more enclosed garage is required.
- Docks, garages, and other buildings may be constructed in conjunction with or after the residence, but not before. They should complement the home and have the same roof style and color. Prefabricated structures of any kind are not permitted.
- Driveways must be concrete or asphalt. Mailboxes are masonry, must contain the 911 address, and built when the driveway is completed (see PR # 3).
- Limited fencing is permitted and approved on a case-by-case basis (see PR # 5).
- All utilities must be underground, including propane tanks. Heating/cooling equipment and trash containers must be shielded from view.
- Only aerobic systems are allowed for sewage disposal.
- Subdued outdoor accent lighting is permitted, bright area lighting is prohibited.
- The *Builder's Guide* provides information property owners and builders need to know before starting construction in Land's End.

**Use Restrictions** relate to conduct and are designed to ensure a neighborhood that is both aesthetically pleasing and enjoyable to live in. Here are some of the things you **may not** do:

- Park a recreational vehicle, camper, boat, trailer, commercial vehicle, wrecked or unlicensed vehicle, etc. anywhere in Land's End unless garaged indoors (see PR # 5 for permitted exceptions). Guests arriving in RVs will be permitted to park in your driveway for up to seven days.
- Park any automobile on or off the roadway, except in a garage or driveway.
- Display signs of any kind, except one "For Sale" or "For Rent" sign is permitted.
- Remove any living tree larger than 6" diameter without prior approval.
- Discharge firearms or fireworks.
- Fail to perform necessary maintenance on your lot (see PR # 4 for standards).
- Perform any act or allow any condition that adversely affects other owners or interferes with the quiet enjoyment of residents.