



Professionally Managed by Neighborhood Management Inc.

In the United States, a **homeowners association** (or **HOA**) is a private association often formed by a real estate developer for the purpose of marketing, managing, and selling homes and lots in a residential subdivision. Typically the developer will transfer control of the association to the homeowners after selling a predetermined number of lots. Generally any person who wants to buy a residence within the area of a homeowners association must become a member, and therefore must obey the governing documents including DCC&Rs (Declaration of Covenants, Conditions and Restrictions) and By-Laws, which may limit the owner's choices. The HOA is designed to help maintain the property values of homes in the neighborhood.

This is a digest of the Declaration of Covenants, Conditions and Restrictions of Abbey Moor Homeowners Association for the homeowners and renters in the Abbey Moor Neighborhood.

COMMON VIOLATIONS TO AVOID

- Apply to the Architectural Control Committee for approval before making any exterior changes to your home or lot. This includes landscaping changes such as adding or removing trees or shrubs, landscape borders, and fence staining. This also includes changes to the color or type of roofing or the exterior color of the home.
- Apply to the Architectural Control Committee for approval before placing a storage building, patio, gazebo, or play equipment on your lot. All items in the back yard must be below the fence and not seen from the street. ACC Committee will address gazebos, patio covers and play equipment that might be above the fence line.
- Keep the lot and home maintained in a manner so as not to be unsightly when viewed from the street. This includes keeping flowerbeds, and tree wells free of weeds and grass, prevent lawn from excessive height, and free of weeds, edging your walkways and driveway, and replacing dead plant material. One tree from the approved Trophy Club tree list is required in the front yard.
- Each owner must repair and replace worn, rotten, deteriorated, and unattractive materials, and must regularly repaint all painted surfaces. This includes maintaining fencing, fence stain, garage doors, shutters, house trim and light fixtures. Approved colors for stains, house trim and light fixtures are on the Abbey Moor website, "abbeymoorhoa.com".
- Window air conditioning units are not allowed.
- All trash bins must be stored out of sight or screened from the view of the public and neighboring lots and home and disposed of properly. Normal trash days are Tuesday and Friday of each week with Recycling picked up on Friday only. Tree and shrub trimmings must be cut to no longer than two feet in length and tied in bundles of no more than 50 pounds. Trash or yard clippings cannot be dumped in the Corps property that surrounds our neighborhood. Trash cans must be removed from view by dusk of trash day.



Professionally Managed by Neighborhood Management Inc.

- No burning of trash, leaves or any other items is permitted.
- Keep all toys (including basketball goals and bicycles) behind your fence and out of view of the street. A portable basketball goal can be placed in your driveway **while in use**, not on public sidewalks, or in the street or cul-de-sac.
- Your driveway cannot be used for storage purposes, including storage of boats, trailers, golf carts and inoperable vehicles, or for the repair or restoration of vehicles. They must be out of public view.
- Vehicles parked in the driveway should not block the public sidewalk.
- Commercial vehicles or vehicles with emblems for advertising, trucks with tonnage over one ton, boats, trailers, inoperable vehicles, mobile homes or any vehicle the board deems to be a nuisance, unsightly, or inappropriate are prohibited and may not be kept, parked, or stored anywhere on the property (driveway or street).
- The Town of Trophy Club does not allow on-street parking between the hours of 3:00 am to 5:00 am. Streets are patrolled by the Trophy Club Police Department and you could be cited for parking overnight.
- No signage may be maintained on your lot except those advertising a home for sale or rent, political signage (no more than three weeks prior to an election and removed one day after the election), spirit signs, or signs displaying the name of a security company.
- The Town of Trophy Club does not allow garage or yard sales except on the two dates each year that a town-wide garage sale is permissible with a town purchased permit.
- Abbey Moor allow homeowners to have no more than four pets in a home. As a courtesy to other homeowners, barking dogs should be brought in the house and owners should pick up the waste of your pets when walking them through the neighborhood. Pets must be kept within a fenced area or be on a leash.
- Loud music that could disturb your neighbors is not allowed. Please play indoor and outdoor music at a level that you can hear but will not disturb other neighbors who might be enjoying their back yard. Police should be contacted to report violations.

The violations listed above are described more extensively in the Declaration of Covenants, Conditions & Restrictions (DCC&R's).

For more information or clarification, please contact the HOA Manager, Angela Spikes at Neighborhood Management, Inc., 972-359-1548 Ext. 176