

# **Knightsbridge Estates Homeowners Rules and Regulations**

Revised 2/5/15

The following are rules and regulation to help protect the homeowner and to maintain the value and appearance of our neighborhood. Many of the rules presented are restatements of the rules contained in the "Declaration of Covenants, Restrictions, and Conditions" of the Association. These rules do not replace the Governing Documents of the Association, but they do augment them in an effort to better explain the expectations of the Association. Thank you for helping us to maintain our peaceful and beautiful neighborhood.

All correspondence for the Architectural Control Committee (ACC) concerning problems or questions should be directed to the property management company, Junction Property Management.

1. Wading pools, slip and slides, swing sets and other playground type equipment must not be installed in the front or side yards.
2. A portable/moveable basketball goal must first be approved by the Board of Directors. Due to liability issues, we could never formally approve a basketball goal in a common area. While cul-de-sacs are safer than streets we will not further define our policy by cul-de-sac vs. street.
3. No exterior speakers, horns, whistles, bells, chimes or any other sound device shall be allowed in the front yard that will raise the noise level for your neighbors.
4. No device shall be used or installed on the Property which may interfere with television or radio reception. All television antennas and other antennas and aerials shall be located inside the attic of the residence constructed in the lot.
5. Signs displaying the name of a security company shall be permitted, provided that such signs are ground mounted, limited to two per lot (one in the front yard and one in the back) and the size not in excess of two square feet in size.
6. All signs must be in compliance with applicable codes, ordinances and regulations of the City and any other applicable governmental authority. Any applicable consents and approvals of the City and any other applicable governmental authority must first be obtained prior to any sign being displayed, mounted or installed.
7. No window shall be covered with aluminum foil or similar material.
8. Working on engines, brakes, oil changes, and any other vehicle repair or maintenance on the property within the public view is prohibited.
9. No homeowner shall park, store, or keep any vehicle not in good running condition on the Property. All vehicles parked, stored, or kept on the Property must have a current

registration and inspection stickers. An inoperable vehicle is defined as including, but not limited to, having a flat tire or tires, out of date registration and/or inspection sticker, and/or not running. Any inoperable vehicle may be towed off the Property at the owner's expense.

10. No animals, livestock, reptiles, pigs, bees, and/or poultry of any kind shall be bred or kept in any home or yard. No more than two of the following may be kept in a home or yard, provided they are not bred or maintained for commercial purposes: dogs, cats, birds...
11. All dogs and cats, when outside the home, must be on a leash. The homeowner or owner of the animal shall pick up after the pet.
12. Any damage to the common areas caused by the homeowner, or family members or guests of a homeowner shall be repaired at the expense of the homeowner.
13. Lawns must be properly maintained. Grass should not exceed 5" in height, weed free and edged.
14. When painting the exterior of your home, it is necessary to obtain approval from the ACC if a color change is planned.
15. The fences belong to the homeowner and must be maintained by the homeowner. Stains must be approved by the ACC. No fence shall exceed 8' in height with no railings showing to the common area. All fences should be installed in a manner that the poles and the stringers are not visible in the common area (alley) of the Association. The common term for this is called "an installation with the 'good neighbor' side facing out." The fence slats shall be installed vertically looking from the outside (public view) with no horizontal slats. Fence lines may not be moved. Fences shall be constructed of cedar. Any other material must be approved by the ACC. (Damage to a neighbor's property (trees, shrubs, etc.) during fence repair or replacement must be resolved between the neighbors.)
16. All fences must be stained. No gray or naturally graying fences will be acceptable as it hastens decay and shortens the life of the fence. A stain color must be submitted at the time of the ARC request for replacement and must be stained within 30 days of ARC approval. All existing unstained fences or partially stained fences must be stained a natural wood tone within 180 days of this change. Any board or section replacement must be stained within 7 days of being replaced.
17. No permanent structures or structures above the fence line including, but not limited to gazebos, tool sheds, garden sheds, patio covers, driveway covers or out buildings are permitted without the approval of the ACC. All outbuildings except greenhouses shall correspond in style and architecture to the residence to which it appertains.
18. Boats, campers, camping equipment and other RV's may be stored if they are hidden by a fence and cannot be viewed from the front of the home.

19. Trash and garbage collections shall be per city instructions. No trash or garbage shall be allowed to accumulate in any area. Trash bags should not be out any earlier than one day prior to pick-up and should be hidden from view on non- trash collecting days.
20. Except for delivery, no commercial vehicles other than passenger cars or light duty pick-ups may be parked in drive ways. Light duty trucks are below one ton capacity. Trucks with tonnage in excess of three quarters (3/4) ton, trucks with dualies (double rear wheels) and any commercial truck with logo's shall not be permitted to park overnight on the streets, driveways or otherwise within the property.
21. Any roof solar panels installed must be architecturally acceptable and approved by the Architectural Control Committee and have no glare reflected to other Owners.
22. Tennis courts shall not be permitted upon any lot without the prior written approval of the Architectural Control Committee.
23. Any major landscaping changes must have a plan submitted to the ACC and approval prior to planting.
24. All Mail boxes in Knights Bridge Estates HOA, when repainted, must be painted with a flat or satin finish black paint. This is to match the light poles in the neighborhood. These are aluminum and must be painted with the correct procedure and proper paint or they will blister and peel in the Texas sun.
25. Yard signage referencing any contracted work at any home may be kept for a maximum of two (2) weeks for all contractor signs including pool installation.
26. No "POD" type storage shall be kept or maintained on any lot for more than two (2) weeks.

This is to certify that the foregoing rules and regulations were adopted by the Board of Directors at a meeting of same on February 5, 2015 and has not been modified, rescinded or revoked.

DATE: 2/18/15

Debbie Bishop  
Secretary

After Recording, Please return to:  
Junction Property Management  
P.O. Box 810552  
Dallas, TX 75381-0552

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
03/02/2015 03:35:44 PM  
\$42.00 CJAMAL  
20150302000225860



Stacey Kemp