



Skyline Ranch HOA Covenants, Conditions, & Restrictions Summary

What is a Homeowners Association (HOA)?

The primary purpose of an HOA is to protect property values within the neighborhood.

Responsibilities of duties include, but are not limited to:

- Maintenance of communal areas
- Enforcing the governing documents of the association
- Maintaining architectural control
- Creating community engagement

The HOA is made up of the members of the association.

Summary of the Covenants, Conditions, and Restrictions

The following information summarizes the covenants, conditions, and restrictions (CCR's) covering all lots in Skyline Ranch. This is intended to be a brief overview of the responsibilities of each lot owner. A full description is covered in the governing documents and is available at www.visioncommunitiesmgmt.com.

- Each owner shall maintain the exterior of their Lot (including landscaping, sprinkler system, and fence) in a safe, healthful, well-maintained, attractive, neat, and orderly condition. See 9.26
 - Homeowner shall maintain the exterior of their lot, including the grass area in front of the sidewalk. Lawn should be mowed on a regular basis, water landscaped area, keep the lawn and landscape areas free of weeds, prune trees and shrubs, replace dead trees and shrubs, install required landscaping and landscaping materials, and edging sidewalks, curbs, and driveways.
 - Maintain outside surfaces by repairing, maintaining fixtures; maintain screen AC units, keep sidewalks and driveways in good repair, remove building materials, litter, trash, refuse and waste and properly store trash and trash cans. Trash bins and bulk trash may only be placed on the street on the days designated by the City of Fort Worth, and promptly put away after trash pickup.
- No signs, flags or flag poles shall be displayed to the public view on any lot without prior written approval of the ACC.
- No improvements shall be erected, constructed, placed, altered, remodeled, demolished, or permitted to remain on a Lot until plans in detail are submitted and approved by the Architectural Control Committee. Includes (but not limited to), Solar Panels, Re-roof, Front Landscaping, fence, exterior lighting.
- No temporary structure of any kind shall be erected or placed on any lot without prior approval from the ACC Committee. Gazebos, pool pavilions, trellises, green houses, children's playhouse, tree house, storage sheds or other similar structures may not be erected or placed on a lot without the prior written approval of the ACC, except within a privacy fence ONLY if not visible from any street, lot, or communal area.
- Street parking is restricted to approved deliveries, pick-up or short-time guests and invitees.
- Any automobile, truck, motorcycle, boat, boat trailer, camper top, mobile home, camper, motorcycle, boat, recreational motorized vehicle, or trailer shall be stored or placed in such a manner that the vehicle is not visible from any street from any public view.
- No animal, livestock or poultry of any kind shall be kept or raised on any lot except dogs, cats, or other common household pets provided they are not used for commercial purposes. No animal shall be kept which is a nuisance, dangerous or obnoxious to the other residents.

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- All wooden fences shall be 4" to 6' wide spruce, pine, or better wood material. They should be maximum height of 6' with vertical joints. Fences cannot be painted or stained anything other than clear unless granted approval from the ACC Committee.
- No above-ground pools are permitted. All pools and pool service equipment shall be either screened with shrubbery or fenced and located in either a side yard between the front and rear boundaries of the dwelling or the rear yard.
- Garage Sales shall be permitted. They should be confined to the garage, patio, or driveway. They shall not extend over three consecutive days and be limited to two sales per calendar year.

Violation Fines Summary

- Annual Dues Collection:
 - 10 days past the due date, \$10 fee / 1st Notice, 30 days past the due date additional \$15 fee / 2nd Notice, 60 days from due date additional \$25 fee / 3rd Notice 90 days from due date additional \$25 fee / 4th Notice Formal 209 Letter with additional \$25 fee.
 - Homeowner has 45 days to clear balance or Board holds the right to transfer to attorney.
 - Returned Checks: \$25 per instance.
- HOA Fines: (Refer to Covenant Enforcement Fine Policy)
 - Landscape Maintenance Violations: Board may levy a fine of up to \$50.00 per month against any homeowner that does not uphold the landscaping requirements per the bylaws.
 - Maintenance and Repair Violations: Board may levy a fine of up to \$100.00 per month against any homeowner that does not uphold the Maintenance and repair violations.
 - Vehicle Parking and Storage Violations: Board may levy a fine of up to \$100.00 per month against any homeowner that does not uphold the parking and storage violations requirements.
 - Unauthorized alterations and/or additional violations: Board may levy a fine of up to \$100.00 per month against any homeowner that does not uphold the requirements.
- ❖ Fines notice:
 - 1st Courtesy notice- no fee
 - 2nd Formal notice sent if issue is not resolved within 14 days from courtesy notice.
 - Fine will be issued 44 days from courtesy notice if not resolved by homeowner.
 - Board has the right to send Fines through collection policy or outsource the service at the homeowner's expense if homeowner fails to resolve after 45 days**

Who is Vision Communities Management?

- VCM, Inc. is an independent managing agent, hired by the Board of Directors.
- Services provided by VCM, Inc. include but are not limited to:
 - Regular inspections of the community to help preserve and maintain the property owned/ controlled by the HOA.
 - Enforce policies set in place by the Board and as recorded in the Governing Documents for the Association
 - Serve as the liaison between the Board and members of the Association.
 - Work closely with the Board in managing the day-to-day operations of the association.
 - Provide monthly financials and recommendations to the Board concerning the expenditures of the HOA.

Please help us to maintain our community and maintain our property values by honoring these guidelines.

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