

## Restriction Enforcement Drives

One of the responsibilities of your Board of Directors (BOD) is to enforce DCCR restrictions. At one time, the BOD paid the Management Company to drive the community twice per month, identify the violations and mail courtesy letters to violators. Currently the BOD has hired an individual to drive the community once per month and photograph what he suspects is a violation. These photographs are turned over to the Neighborhood Board, whose members follow up with the property owners to determine if a violation exists and if so, work with the property owner to resolve the issue. If the property owner does not want to work on a solution to the violation, then the BOD has the POA Office mail out a courtesy letter notifying the property owner of the violation and gives them 30 days to resolve the issue. If the violation still exists during the next drive inspection, the Office mails out a 2nd notice warning that if the violation is not resolved within 30 days, the owner could be fined. If the violation continues until the next inspection, then a 3rd letter is mailed fining the owner \$150 if they do not resolve the issue or come to a Board of Directors' meeting to explain why they can not resolve the violation. If after 3 letters and 120 days the violation continues, the owner will receive a letter notifying them of a \$200 daily fine.

Most of the violations photographed on the enforcement drives involve boats, trailers, RVs, campers, etc. being stored in public view. Summarizing Section 3.17 of our DCCRs:

- All trailers, travel trailers, recreational vehicles (RV's), trucks (other than pickups of a size one (1) ton or less), boats, tractors, campers cannot be stored in public view. And public is defined as being seen from any street or the common areas or from adjacent neighbor's property.

The other common violation photographed involves signage. Section 3.18 of the DCCRs allow for builder and real estate signs, but not other advertising signage. Summarizing Section 3.18:

- No signs, advertising, billboards or advertising structure of any kind may be erected or maintained on any lot, except for 1 the Owner's lot for sale or rent and for 1 sign identifying the lot Owner's name or names. Builders may also have a sign during construction. Texas law also allows campaign signage during elections.

Both the vehicle storage and signage are simple issues to solve, but numerous.