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## Violation Notices

Hello All,

The temperatures are finally coming down and fall is just around the corner at last. But we are having a lot of issues with unkept lawns in the neighborhood and is becoming a problem that we need your help to resolve.

We currently do not require that your lawns be watered and fertilized, however we do require that your lawns be maintained to keep the grass and/or weeds within our neighborhood guidelines. Typically, there are a few notices that need to go out for unmaintained lawns but recently the number of unkept lawns has grown significantly and it is difficult to keep up with the pace, so we are asking for your help in resolving this issue. The first impressions of our neighborhood are important, and unkept lawns are a huge detriment to the image of our neighborhood.

Most of the issues are related to lawns that are not watered and/or fertilized, and the issue is overgrown weeds in various areas of lawn that have not been mowed or trimmed in weeks or months in some cases. If you choose not to water and fertilize and your lawn is brown and there are weeds taller than 6 inches, it is time to mow and trim your lawn. Also note that if water and a fertilize routine are not part of your lawn maintenance, your mowing season is 12 months long, weeds do not go dormant like grass and lawns must be maintained to keep the grass and/or weeds within the neighborhood's guidelines. Typically notices do not go out until the weeds are well over the 6" mark, but that is the goal.

Also, if you get a notice for an overgrown lawn, you will have a very short window of time to maintain the lawn before additional action including fines, and potentially having the lawn serviced by the HOA and back charged to your account.

It takes at least 10 minutes per violation to process each notice, 20 for those requiring to be certified mailed plus a couple of hours to do a neighborhood inspection. Your help in ensuring these issues are not present at your home is greatly appreciated.

Below is the list again of primary items we monitor on a regular basis. We would much prefer to never need to send violation notices, especially on these very basic items.

- Trash & Recycle – Our schedule for pickup on Thursdays, we allow cans to be out from Wednesday night – Thursday night. At other times they must be stored out of view behind the fence or in the garage.
- Parking – We do not allow overnight parking of boats, trailers, RVs, inoperable/unregistered vehicles or basically any vehicle other than customary passenger vehicles that are in use.
- The yard and landscape should be maintained regularly.
- No outside storage of any items within view from street.
- Basketball Hoops are not allowed to be left in view when not in use.

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- No construction or modifications are allowed to the exterior of your home or landscaping without prior approval by the ACC committee. Request may be submitted online at [Reatta Ridge – ACC Request – Reatta Ridge](#).

**Violation Process** - The first notice regarding a violation is emailed and there is no charge for this notice. This is the first step in the legal process which is documented and on file with Denton County. Most of these notices have a 14-day window to bring the issue into compliance, but in some cases, including overgrown yards and parking violations, the time frame may be as little as 48 hours. The expectation and hope is that the issue be resolved quickly without further interaction.

If the issue is not resolved within the allotted time noted on the violation or the issue recurs within 6 months, a final notice will be issued followed by fines if the issue continues or reoccurs within 6 months. Final notices and fine notices are required to be mailed via certified mail and mailing cost is back charged to the property owners on these notices in addition to any fines or fees assessed, currently the charge is \$10.

Again, we would greatly prefer that everyone followed the rules and there was never a need to send violation notices. We appreciate those of you who do!

Sincerely,  
The Reatta Ridge Board of Directors