



Updated Reatta Ridge Enforcement Policy

Important Please Review

Violation Enforcement is never a pleasant subject and fortunately most residents rarely if ever receive a violation notice. But regardless that is not always the case, and therefore it is necessary to have an enforcement policy in place. We have updated our enforcement policy to meet new requirements and modify the fine schedule. The basic policy is unchanged but the fine schedule in section 10 has been updated and categorized to meet new regulations and there are also changes to the delivery methods. The updated policy was filed with Denton County on March 14, 2024, and is effective immediately.

Please take a few minutes to review the revised policy which is posted on our website at the following link:

<https://reattaridge.org/wp-content/uploads/2024/03/Updated-Enforcement-Policy-3.14.2024.pdf>

In general, most violations follow a 3-step process outlined below, with each step being part of the legal requirements we must follow. **Please Note, this does not apply to certain violations which fall under "Self-Help"** which need a more immediate response, this includes but is not limited to overgrown lawns and parking violations which are more urgent and managed differently. You will receive a notice, but these violations follow a fast track, and you have a very short window of time to resolve the issue before further action is taken on these types of issues.

1st Notice – (No Charge) - Once a violation is noted the first notice will be emailed to the owners/occupants of the home. The notice is the first step in the process and includes required information and usually photos of the issue and you will have 14 days to resolve the issue before further action is taken.

2nd Notice for Same Violation Within 6 Months – (Currently \$10 Charge for Certified Letter which is Required) This notice will allow another 30 days before further action is taken again photos are usually included with this notice as well.

3 or more Notices for Same Violation Within 6 Months – A fine will be assessed based on the fine schedule and photos will usually be provided with each notice. Also, these notices must also be mailed through certified mail which is currently an additional \$10 fee.

Note that for any given violation there must be no additional notices for that specific violation for six consecutive months to reset the clock, otherwise the process escalates, and consequences and fines increase with each notice.

There are many rules and guidelines that all residents agree to when you move into the neighborhood regardless of whether you are an owner or tenant, we have provided a link below with references to the articles pertaining to this policy. But there are six items listed below that make up the majority of violation notices sent out and items that we monitor closely and communicate to everyone beginning with the welcome message to our neighborhood as well as most newsletters periodically.

1. **Trash & Recycle** – Our schedule for pickup is Thursdays, cans must be out by 7 AM, 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. **If your trash or recycle cans are visible from the street or sidewalk at other times, you are in violation.**
2. **Yard and landscape** – must be maintained regularly, any grass or weeds over six inches in height are subject to violation notices. **Please note that this includes the entire yard, front, back, and side yard. If you receive a notice for this, you will have a very short window of time to resolve this issue before additional action is taken which may include but is not limited to legal action or having the lawn mowed by our contractor and the cost plus a service fee back charged to your account.**
3. **Parking** – We do not allow overnight parking of boats, trailers, RVs, inoperable/unregistered vehicles or basically any vehicle other than customary passenger vehicles. **If you receive notice for this issue, you will have a short**

window of time to resolve this issue before additional action is taken which may include but is not limited to legal action or having the vehicle towed at your expense.

4. **No outside storage of items** within view from street. **This includes any tangible items left in view from the street or sidewalk.**
5. **Basketball Hoops** are not allowed to be left in view overnight.
6. **ACC Requests** - 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](#).

Please Help Eliminate the Need for Notices, “Especially on these issues” - We would very much appreciate it if everyone would abide by these six basic items without the need of the board sending you a personalized message in the way of a violation notice. However, if you need a personalized message, please be aware that after the first notice you will incur cost and it will become costly to you for continued or repetitive violations.

That said overgrown yards are a big issue already, in fact 16 notices were sent out yesterday which took more than 4 hours to drive the neighborhood and process the notices. These notices are completely different than standard notices and you will have a very short window of time depending on the severity of the issue to correct the violation before additional action is taken which may include but is not limited to assessing fines, legal action, and/or hiring a contractor to service the lawn and bring it into compliance and back charging your account for any and all cost plus a service fee if applicable.

Want to cut your mowing season by a few months? Weeds do not go dormant like grass, therefore if you do not have a watering and fertilizer program for your lawn, your mow season is 12 months a year. We highly suggest checking out the Weedman - [Lawn Care Services in North Dallas Fort Worth | Weed Man](#). It will take around a year to bring the weeds under control, but this will most likely cut at least 3 or 4 months per year off your mowing season.

Governing Documents – If you are not familiar with our basic rules and guidelines detailed in our governing documents please visit the link to our website and pages referenced below:
[Reatta-Ridge-Association-Documents-CCRs-Bylaws-6.11.2001.pdf \(reattaridge.org\)](#)

Please refer to the Articles below for rules and guidelines for our neighborhood.

Article 4 – Page 12 - Architectural Covenants and Control

Article 5 – Page 14 - Construction and Use Restrictions

Article 9 – Page 27 – Maintenance & Repair Obligations

Example Violations – Please visit <https://reattaridge.org/violation-examples> to view examples of a few things that will generate a violation notice.

We do our best, but we do occasionally miss a violation and there are some that we may not be aware of at all, including overgrown backyards. If you would like to report a violation please send a message to the board or report it online at [Community Information – Reatta Ridge](#).

The purpose of this policy is to help ensure our neighborhood is kept up properly and represents our residents well. Your help regarding this effort and reducing the need for sending violation notices will be greatly appreciated. If you have any questions or concerns, please contact the board at board@reattaridge.org or leave a message at 940-242-1819.

Sincerely,
Reatta Ridge Board of Directors