

Retama Village

COVENANTS & RESTRICTIONS SUMMARY

You have chosen to live in one of the most beautiful and well-operated communities in South Texas. Retama Village is a part of the 2,600-acre Master Planned Community of BENTSEN PALM DEVELOPMENT. It will remain a premier community because the homeowners support strict compliance with the Covenants, Conditions and Restrictions (CCRs) that govern the community. To maintain the overall aesthetic qualities desirable in a first-class community, certain activities, design standards, maintenance requirements and property uses must be restricted. The governing body charged with maintaining the desirable qualities and enforcing the restrictions is Bentsen Palm Development Association, Inc. ("Association"), a Texas Corporation governed by a Board of Directors and operated under the By-Laws. A Declaration of Covenants, Conditions, and Restrictions for the entire Bentsen Palm Development has been filed of record. Specific and individual Covenants, Conditions and Restrictions are or will be filed for each community within Bentsen Palm Development. Please refer to these documents for more detailed information (www.bentsenpalm.com). Listed below are some of the items found in the Declarations that apply to Retama Village and are intended for general information only.

Architectural Review Committee (ARC): This committee is responsible for approving all construction, alterations, modifications or changes to the properties in this neighborhood. An application must be submitted and receive approval from the ARC prior to work commencing.

Age Restrictions: Retama Village is an adult community designed to provide housing for persons 55 years of age or older. All homes and RV sites must be occupied by at least one person who is fifty-five years of age. Persons under the age of 19 years may visit for a maximum of 30 days per year. Exceptions for persons 45-54 years of age may be allowed under certain conditions by Rhodes Enterprises, Inc.

Animals: Only domestic pets (2 dogs/2 cats) are permitted, and they shall not be allowed to make any unreasonable amount of noise or create a nuisance. Pets must be controlled by a leash when not in the confines of the dwelling. As a courtesy, owners are required to pick up after their pets. All City and County health and pet ordinances should be followed.

Maintenance of Landscaping: Landscaping will be maintained to provide a neat and clean appearance. A Special Assessment for Landscaping service, will be charged to each lot owner proportionate to the amount of landscape to be maintained.

Accessory Buildings: Each RV lot shall contain an accessory building (Coach House) and must be constructed of materials approved by the Architectural Review Committee (ARC). Buildings on residential lots must be constructed of similar materials and be screened from view of other lots and the front street.

Trash Collections: Trash Collection is by the City of Mission on a weekly basis. All containers may be placed at the street only on the day of collection and must be screened from the front view of your home at all other times.

Fences: Any fence that has not been erected by the developer, needs ARC approval. Fence material and stain color must be approved by ARC.

Lawn Ornaments and Flags: Lawn ornaments must receive ARC approval. Seasonal displays, not exceeding thirty-day duration are allowed. U.S or Texas flags must be attached to a building. No flag poles are allowed.

Parking Requirements: No on-street parking is allowed, with the exception of RV loading and cleaning for a maximum of a 48-hour period. No boats or campers are allowed to be visible from the street.

Conditions: RVs must be in good repair and no underpinning or "tie-downs" are allowed. No tents or screens for under-unit storage will be allowed.

Motor Vehicles: No inoperable vehicle may be stored or parked on any home or RV site. No auto repair may be performed on any lot, driveway or street.

Satellite Dishes: Guidelines exist in the Covenants on placement, type and visibility of dishes. Please refer to them before placing a dish on your property.

Residential Use Restrictions: All lots are to be devoted only to single-family residential and private and personal recreational vehicles. Commercial and/or professional activities are restricted. Please refer to the Declaration and Covenants.

Nature Preserve: 95% of the habitat that once fed and protected native South Texas wildlife is gone. Bentsen Palm is dedicated to preserving, protecting, and restoring habitat.

Assessments: To financially support the care, maintenance and long-term value of the Community, the Association will assess each lot owner the following quarterly fees:

Base Assessment: \$25.00/month for Bentsen Palm Development care & maintenance of Common Areas;
Neighborhood Assessment: \$37.84/month for operation & maintenance of the Retama Village Clubhouse and amenities;
Special Maintenance Assessment: Individual site landscape maintenance fee - \$65.00/month-small yards & \$108.33/month-large yards.
Special Assessment: Community Supplies - \$2.10/month

****These assessments are required and failure to pay will result in liens against your property. The Association may adjust fees annually. Please refer to the Declaration and Covenants for more information.**

This SUMMARY of governing rules is by no means comprehensive. Please review the Declaration of Covenants, Conditions and Restrictions for complete details of the Community and this specific Neighborhood (www.bentsenpalm.com).