

## Tanglewood

### Covenants & Restrictions Summary

You have chosen to live in one of the most beautiful and well-operated communities in South Texas. **Tanglewood** 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](http://www.bentsenpalm.com)). Listed below are some of the items in the Declarations that apply to **Tanglewood** and are intended for general information only.

**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. Homeowners are required to pick up after their pets. All City and County health and pet ordinances should be followed.

**Trash Collection:** 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 street view at all other times.

**Weeds and Grass:** Yards are to be kept clean and cut in an attractive manner. Architectural Review Committee (ARC): This committee is responsible for approving all construction, alterations, modifications or changes to the properties in this neighborhood. An ARC form must be submitted and receive approval from the ARC prior to work commencing or placement of items that will be visible from the street or by neighboring lots.

**Motor Vehicles:** No vehicle of any kind may be parked on any street overnight. Trucks, buses, boats, RVs and trailers are to be parked in the garage and should not be visible from the street or neighboring lots. No auto repair may be performed on any lot, driveway, common area or street.

**Firearms, Firecrackers, Fireworks:** Use or discharge of firearms/firecrackers/or other fireworks are prohibited.

**Signs:** Security service signs, political yard signs, and event signs are allowed under some circumstances, but are restricted as to size and length of display. Please refer to the CCRs before displaying any sign.

**Yard Art:** All aspects of a yard visible from outside the lot are within the supervision of the ARC, including the shape of pruned shrubs, location and size of flower beds, and the integration of yard art or other items in the yard such as boulders, antique equipment, statues, monuments and playground equipment.

**Garage Sales:** Garage sales are allowed once a year. Owner must secure a City of Mission permit prior to holding the sale.

**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 Restriction:** All lots are to be devoted only to single-family residential use.

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 monthly fees:

**Base Assessment:** \$25.00/month for Bentsen Palm Development care & maintenance of Common Areas;

**Neighborhood Assessment:** \$29.17/month for operation & maintenance of the Tanglewood amenities.

**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](http://www.bentsenpalm.com)).