



Covenants & Restrictions Summary

Located adjacent to the Brownsville Sports Park, Palo Alto Groves is a vibrant community perfect for first-time home buyers. The homeowners of Palo Alto Groves 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 Palo Alto Groves ("Association"), a Texas Corporation governed by a Board of Directors and operated under the By-Laws. A Declaration of Covenants, Conditions, and Restrictions for Palo Alto Groves has been filed of record. Listed below are some of the items found in the Declarations that apply to Palo Alto Groves 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 ARC application must be submitted. Approval of the ARC must be received prior to work commencing.

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: Yards are to be kept clean and cut in an attractive manner.

Trash Collection: Trash Collection is by the City of Brownsville on a basis scheduled by the City. 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.

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

Flags: Flags must be approved by the ARC.

Motor Vehicles: No inoperable vehicle may be stored or parked on any lot, driveway or street. 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. Placement of satellite dishes must be approved by ARC.

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 or get ARC approval 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 integration of lawn ornaments, yard art or other items in the yard such as boulders, antique equipment, statues and playground equipment. Seasonal displays, not exceeding thirty-day duration, are approved.

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

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:

Neighborhood Base Assessment: \$30.00/month

Technology Assessment: \$60.00/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 of Covenants, Conditions and Restrictions 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.