



## Covenants & Restrictions Summary

Soñador Trails is a homebuyer's dream in an intimate community focusing on quality and connectivity in a desirable location. 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 Soñador Trails Owner's 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 Soñador Trails Owner's Association, Inc. has been filed of record. Please refer to these documents for more detailed information. Detailed CCRs can be found on the website [www.sonadortrails.com](http://www.sonadortrails.com). Listed below are some of the Conditions and Restrictions that apply to Soñador Trails. This is not an all inclusive list, please refer to the website for the complete detailed list.

**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 approval received from the ARC 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:** Landscaping (grass, weeds, trees, shrubs, planting areas) will be maintained to provide a neat and clean appearance.

**Trash Collection:** Trash Collection is by the City of Edinburg 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 prior to installation. Fence material and stain color must be approved by ARC.

**Lawn Ornaments and Yard Art/decorations:** Lawn ornaments and decorations are prohibited without prior approval from the ARC. An ARC Form must be submitted and approval received prior to placement of items that are visible from the street. Seasonal displays, not exceeding thirty-day duration are approved.

**Motor Vehicles:** No inoperable vehicle may be stored or parked on any lot, driveway, common area or street. No auto repair may be performed on any lot, driveway, common area or street. No boats, RVs, campers, or trailers are allowed to be visible from the street.

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

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

**Garage Sales:** Garage sales are allowed once a year. Owner must secure a City of Edinburg 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 and private and personal recreational 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 fees:

**Base Assessment:** \$20.00/monthly for care & maintenance of Common Areas;

**Smart Home Technology Package:** \$60.00 /month;

**\*\*These assessments are required and failure to pay the assessments will result in attorney fees charged to you and 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.sonadortrails.com](http://www.sonadortrails.com)).