



## Covenants & Restrictions Summary

Texas Heights, located in Weslaco is a community that was designed with families in mind as it is close to excellent schools. The homeowners of Texas Heights support strict compliance with the Covenants, Conditions and Restrictions (CC&Rs) 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 Texas Heights ("Association"), a Texas Corporation governed by a Board of Directors and operated under the By-Laws.

A Declaration of Covenants, Conditions and Restrictions for Texas Heights has been filed of record. Listed below are some of the items found in the CCRs that apply to 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.

**Solar Panels:** No solar panels shall be permitted on the roof of any structure constructed on any lot unless approved in writing by the ARC, and in no event shall such be visible from the front street abutting such lot.

**Animals:** Only domestic pets (4 total dogs/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.

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

**Trash Collection:** Trash Collection is by the City of San Benito 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:** Flagpoles must be approved by the ARC.

**Parking Requirements:** No overnight on-street parking is allowed, without prior approval. No boats or campers are allowed to be visible from the street.

**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 the 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.

**Holiday Decorations:** All decorations and lighting must be removed no later than fourteen (14) days after such holiday.

**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 CCRs.

**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:** \$25/month  
**Technology Fee:** \$60/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 (CCR) 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 at [www.rhodespmgt.com](http://www.rhodespmgt.com)