



Covenants & Restrictions Summary

Villas on Freddy 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 Villas on Freddy Home Owners 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 Villas on Freddy Home Owner's Association, Inc. has been filed of record. Please refer to these documents for more detailed information. Listed below are some of the Covenants that apply to Villas On Freddy. This is not an all-inclusive list.

Listed below are some of the items found in the Covenants that apply to Villas on Freddy 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 of 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 will be maintained to provide a neat and clean appearance. Maintenance will be by the Association and a Special Assessment for such service will be charged to each lot owner.

Trash Collection: Trash Collection is by the City of McAllen 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.

Lawn Ornaments and Yard Art/decorations: Lawn ornaments must receive ARC approval. Seasonal displays are allowed but must not exceed thirty-day duration. U.S. or Texas flags must be approved by ARC and must be attached to a building.

Motor Vehicles: No inoperable vehicle may be stored or parked in the driveway or on the street in front of any home. No auto repair may be performed on any lot, driveway or street.

Parking Requirements: No on-street parking is allowed. No boats or campers are allowed to be visible from the street.

Satellite Dishes: Guidelines exist in the Covenants on placement, type and visibility of dishes. Placement of satellite dishes must be approved by ARC.

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 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: \$111.00/month for care & maintenance of Common Areas;
Special Assessment: \$79.00/month for landscape maintenance.
Technology Assessment: \$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 CCRs 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.