



Proposal to Update Seis Lagos Covenants and Implement an Enforcement Policy

The goal of updating our covenants and enforcement policy is to maintain and enhance the overall quality and value of the community. By regularly reviewing and updating the covenants, the Seis Lagos HOA ensures that they remain relevant and in line with our community's changing needs and expectations.

The enforcement of these covenants plays a crucial role in preserving the aesthetic appeal and harmony within our community. Some common reasons for enforcing these covenants include:

1. **Preservation of property values:** Enforcing the covenants helps to maintain the overall attractiveness and desirability of the community, which can positively impact property values for all homeowners.
2. **Uniformity in appearance:** Covenants often include guidelines for architectural styles, property maintenance, landscaping, and other aesthetics. Enforcing these provisions ensures that all properties adhere to a certain standard, creating a cohesive and visually appealing neighborhood.
3. **Maintenance:** The Seis Lagos HOA may enforce rules related to the proper maintenance of the community, including rules regarding home repairs, cleanliness, and hazardous conditions. These regulations help prevent potential hazards and maintain the overall upkeep of our community.
4. **Noise and nuisance control:** These updates include provisions regarding noise levels, pet restrictions, and other nuisance-related issues. Enforcing these rules promotes a peaceful and harmonious living environment for all residents.
5. **Community reputation:** A well-maintained and governed community with consistently enforced covenants is more likely to attract potential homebuyers and maintain a positive reputation.

Overall, the goal of the Seis Lagos HOA covenant updates and enforcement is to protect the interests of our homeowners, enhance property values, and create a desirable living environment that promotes a sense of community and harmony among residents.

Your Seis Lagos Board of Directors thanks you for your time to review and accept these much-needed improvements.

Instructions to Indicate Acceptance or Non-Acceptance of a Covenant Update:

- Each section will be voted on separately.
- Sections to be voted on: 5, 7, 10, 17, 18, 19, 22, 27, 28, 29, 36, 37, 39, as well as new sections 40-46.
- To vote: Go to the BALLOT page and initial in the correct box coordinating with your response.
- Each Section utilizes the following colors and strike throughs to improve readability and legibility:

COLOR KEY

<u>BLACK</u>	<u>BLUE</u>	(proposed	<u>RED</u>
CURRENT/NO CHANGE	CURRENT	update in red)	PROPOSED UPDATE

All Section numbers in **BLACK** are current covenant restrictions that will remain the same.

All Section numbers in **BLUE** are current covenant restrictions that are up for a vote to change.

All Section numbers in **RED** are the proposed change to the current covenant (listed above in **BLUE**).

All Section numbers with a ~~strike through~~ are proposed to be deleted entirely.

All Sections in **BROWN** are proposed new restrictions to be added to our covenants.

PERMITTED USES AND RESTRICTIONS

Section 1. General Restrictions. The Properties shall be used solely for private residential purposes. Anything contained in this Section to the contrary notwithstanding, an Owner may lease his Lot to a tenant, but the Owner shall remain liable for all obligations hereunder. (See attached Third Amendment)

Section 2. Noxious Uses. The land and improvements located on the Properties shall not be used so as to disturb the neighborhood or occupants of adjoining property, or to constitute a nuisance or to violate any public law, ordinance or regulation from time to time applicable thereto. Nor shall such land and improvements be used for any purpose which will create or emit any objectionable, offensive or noxious odors, dust, gas, fumes or other such material.

Section 3. Use of Common Area. The Common Area shall be used for park, recreational, social, access, utility easement and other purposes directly related to the private single family residential uses authorized hereunder.

Section 4. Animals. No animal or birds, other than a reasonable number of generally recognized house or yard pets, shall be maintained on any Lot and then only if they are kept, bred, or raised thereon solely as domestic pets and not for commercial purposes. No animal or bird shall be allowed to make an unreasonable amount of noise, or to become a nuisance. No structure for the care, housing, or confinement of any animal or bird shall be maintained so as to be visible from neighboring property. Upon the written request of any owner the Board of Directors of the Association shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this paragraph, a particular animal or bird is a generally recognized house or yard pet, or a nuisance, or whether the number of animals or birds on any such property is reasonable. No animal or bird shall be maintained on any portion of the Common Area except with the express written consent of the Board of Directors of the Association.

Section 5. Antennas and Signals. No antenna or other device for the transmission or reception of television signals, radio signals, or any other form of electromagnetic radiation shall be erected, used, or maintained on any Lot, whether attached to a building or structure or otherwise, without approval in writing of the Architectural Control Committee, except that the Declarant or the Association may erect a common television antenna. No radio signals, televi-sion signals or any other form of electromagnetic radiation shall originate from any Lot which may unreasonably interfere with the reception of television or radio signals on any other Lot.

Antennas and Satellite Dishes. Except with the written permission of the ACC or as provided herein, exterior antennae, aerials, satellite dishes or other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind may not be placed on the exterior of any Dwelling or on any portion of the Lot outside the Dwelling, except that (i) antennas, satellite dishes one meter or less in diameter designed to receive transmissions other than television broadcast signals shall be permitted; and (ii) antennas or satellite dishes designed to receive television broadcast signals shall be permitted. Any of the foregoing permitted devices and any other device permitted by the ACC (a "Permitted Device") must be located in an area where such Permitted Device is not visible (for aesthetic reasons) from any portion of the street in front of the applicable Lot with the apparatus. However, if the Owner determines that the Permitted Device cannot be located in compliance with the foregoing non-visibility requirement without precluding reception of an acceptable quality signal, then the Owner may install the Permitted Device in the least conspicuous alternative location on the Lot where an acceptable quality signal can be obtained.

Section 6. Temporary Occupancy. No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary building or structure of any kind shall be used at any time for a residence. Temporary buildings or struc-tures used during the construction, repair or remodeling of a dwelling or Common Area shall be screened from view in a manner satisfactory to the Architectural Control Committee and shall be moved immediately after the completion of construction or upon order of the Architectural Control Committee.

Section 7. Trailers, Boats and Motor Vehicles. No mobile home, trailer of any kind, truck camper, permanent tent or similar structure, boat or inoperable motor vehicle of any type, camper, motor home or similar recreational vehicle shall be kept, placed, maintained, constructed, reconstructed or repaired upon any property or street or private driveway in such a manner as will be visible from neighboring property or any street; provided, however, that the provisions of this paragraph shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of any improvement approved by the Architectural Control Committee, and provided further that trailers, truck campers, and boats may be designated by the Board of Directors. In addition, no motor vehicle of any type, whether operable or inoperable, may be constructed, reconstructed, or repaired upon any property or street or private driveway in such a manner as will be visible from neighboring property or any street. All motorized vehicles shall be maintained and operated in proper condition so as not to constitute a nuisance by virtue of noise, visible exhaust emission or otherwise.

Trailers, Boats, Commercial and Recreational Vehicles. No campers, boats, marine crafts, hovercraft aircrafts, pick-up campers, trailers, motor homes, travel trailers, camper bodies, recreational vehicles, non-passenger vehicles, vehicles with three or more axles or greater than one ton carrying capacity, and/or equipment or accessories related thereto may be kept on any Lot, unless such item is in operable condition and such item is (i) kept fully enclosed within a garage located on such Lot; (ii) temporarily parked on any street within the Property or on a Lot for the purpose of loading or unloading; or (iii) a commercial vehicle that is in use for the construction, maintenance or repair of a Dwelling or Lot in the immediate vicinity. The Board of Directors will have the absolute authority to determine from time to time whether an item is in operable condition and complies with the requirements in clauses (i) through (iii) above. Upon an adverse determination by the Board of Directors, the Owner will cause the item to be removed and/or otherwise brought into compliance with this paragraph. No such vehicle or equipment shall be used as a residence or office temporarily or permanently. No such vehicle or equipment shall be reconstructed or repaired upon any property or street or private driveway as will be visible from neighboring property or any street. Notwithstanding any provision herein, no trucks or vehicles of any size that transport inflammatory or explosive cargo may be kept in the Development at any time.

Section 8. Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any part of the Properties, and no odors shall be permitted to arise therefrom, so as to render any such property or portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property.

Section 9. Repair of Buildings. No building or structure upon the Properties shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

Section 10. Trash Containers and Collection. All garbage and/or household trash shall be mechanically compacted. No garbage or trash shall be placed or kept on the Properties except in covered containers of a type, size and style which are approved by the Architectural Control Committee, which may include the requirement that all containers will be disposable and may prescribe the location and number of such containers. In no event shall such containers be maintained so as to be visible from neighboring property except to make the same available for collection and, then, only the shortest time reasonably necessary to affect such collection.

Trash; Containers and Collection. No Lot or other area in the Development shall be used as a dumping ground for rubbish. Any compost heaps will be stored in a container acceptable to the ACC; provided, however, the Association's and the ACC's authority to prohibit or restrict solid waste composting and shall be subject to Section 202.007 of the Texas Property Code (as may be amended) and each Owner shall comply with regulations of the Association as to matters which the Association is entitled to regulate under said Section 202.007 (as amended). No garbage or trash shall be placed or kept on any Lot, except in covered sanitary containers. In no event shall such containers be stored, kept, placed or maintained on any Lot where visible from the front of the dwelling except on the day designated for removal of garbage; then such containers may be placed in the designated location for pick-up of such garbage, provided that the container will be put out no earlier than 7:00 PM the evening before and removed from view before the following day.

Section 11. Clothes Drying Facilities. Outside clothes line or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on the Properties unless they are erected, placed and maintained exclusively within a fenced service yard or otherwise concealed and not visible from neighboring property, and unless they are approved in writing by the Architectural Control Committee.

Section 12. Sidewalk Encroachments. No tree, shrub or planting of any kind on the Properties shall be allowed to overhang or otherwise encroach upon any sidewalk or other pedestrian way from ground level to a height of seven (7) feet without the prior approval of the Architectural Control Committee.

Section 13. Right-of-Way. During reasonable hours, Declarant, any member of the Architectural Control Committee, or any member of the Board of Directors or the Manager or any other representative of any of them, shall have the right to enter upon and inspect any Lot or Common Area for the purpose of ascertaining whether or not the provisions of these restrictions have been or are being complied with, and such persons shall not be deemed guilty of trespass by reason of such entry.

Section 14. Mineral Exploration. The Properties shall not be used in any manner to explore for or to remove any water, oil, or other hydrocarbons, minerals of any kind, gravel, earth or any earth substance of any kind.

Section 15. Machinery and Equipment. Without the approval of the Board of Directors of the Association or Declarant, no machinery or equipment of any kind shall be placed, operated or maintained upon the Properties except such machinery or equipment as is usual and customary in Collin County, Texas, in connection with the use, maintenance, or construction of a private residence or appurtenant structures or recreational facilities maintained by the Association; provided, however, such machinery or equipment may be so placed, operated or maintained by any governmental or quasi-governmental agency or a public utility.

Section 16. Diseases and Insects. No Owner shall permit anything or condition to exist upon the Properties which shall induce, breed, or harbor plant diseases or noxious insects.

Section 17. Restriction on Further Subdivision. No Lot shall be further subdivided.

No Lot Consolidation or Division. No Owner may divide any Lot and/or consolidate any adjoining Lots and/or any portion thereof.

Section 18. Signs. No signs whatsoever (movable or affixed), including, but not limited to, commercial, political and similar signs, which are visible from neighboring property shall be erected or maintained on the Properties except:

- (a) Such signs as may be required by law.
- (b) A residential identification sign of a combined total face area of seventy-two (72) square inches or less.
- (c) During the time of construction of any build-ing or improvement, one job identification sign not larger than eighteen (18) by twenty-four (24) inches in height and width and having a face area not larger than three (3) square feet, provided such sign is approved in writing by the Architectural Control Committee. The content and location of all signs shall be subject to such rules as the Architectural Control Committee may promulgate. The provisions of this paragraph shall not prevent Declarant from commencing, erecting, or maintaining structures or signs of any content or size on the Common Areas or on other property owned by Declarant when Declarant, in its sole discretion, deems it necessary or convenient to the development, sale, operation or other disposition of the Lots.

Signs. No signs which are visible from neighboring properties shall be erected or maintained on a Lot except:

- (a) Such signs as may be required by law or which the Association must allow by law (e.g. political signs provided that the Owner does not install more than one political sign for each candidate or measure, the sign does not exceed four (4) feet by six (6) feet in size, the sign is ground-mounted, the sign is not erected more than ninety (90) days in advance of the election to which it pertains and is removed within ten (10) days after the election, and the sign does not violate any of the provisions of Section 259.002(d) of the Texas Election Code)
- (b) A residential identification sign of a combined total face area of seventy-two (72) square inches or less.
- (c) During the time of construction of any build-ing or improvement, one job identification sign not larger than eighteen (18) by twenty-four (24) inches in height and width and having a face area not larger than three (3) square feet, provided such sign is approved in writing by the Architectural Control Committee. The content and location of all signs shall be subject to such rules as the Architec-tural Control Committee may promulgate. The provisions of this paragraph shall not prevent Declarant from commencing, erecting, or maintaining structures or signs of any content or size on the Common Areas or on other property owned by Declarant when Declarant, in its sole discretion, deems it necessary or convenient to the development, sale, operation or other disposition of the Lots.

Section 19. Tanks. No surface or elevated tank shall be erected unless it is not more than five feet above ground level and is screened from view from neighboring properties and from streets in a manner satisfactory to the Architectural Control Committee.

Tanks. No surface or elevated tank shall be erected on a lot. All propane tanks should be buried in a place on the property as approved by the ACC. All elevated “grandfathered” propane tanks must be buried upon sale of the property.

Section 20. Increase Insurance Costs. Nothing shall be done on the Properties which will result in the increase of fire and extended coverage insurance premiums thereon or the cancellation of such insurance.

Section 21. Waste. No waste shall be committed on the Properties.

Section 22. Lighting. No lighting or illumination shall be placed upon the Properties in such a manner as to cause unreasonable glare or illumination.

Lighting; Exterior Holiday Decorations. Lighting and/or decorations on a Lot may not be used or placed in a manner that, in the Board of Directors' sole and absolute discretion, constitutes a nuisance or an unreasonable source of annoyance to the occupants of other Lots. Except for lights and decorations within the interior of a Dwelling that are not displayed in a window, lights and decorations that are erected or displayed on a Lot in commemoration or celebration of publicly observed holidays may not be displayed more than six weeks in advance of that specific holiday and must be removed within 30 days after the holiday has ended.

Section 23. Garages. No garage may be used by other than the Owner of a Lot on which the garage is situated or his family or bona fide guests and all garage doors shall be closed at all times except as may be necessary for entry and exit of vehicles and persons. All garages must be attached to the residential structure. All garage openings must be equipped with doors.

Section 24. Building Restrictions. No residential building shall be erected on any Lot unless such building shall have a floor area of not less than the number of square feet of air conditioned and/or heated living space shown for such Lot on Exhibit F. Provided, however, that no such building shall cover more than 75% of any Lot area exclusive of set-back lines as may be prescribed by the Architectural Control Committee unless any such variation from the limitation set forth herein shall have been authorized in writing by the Architectural Control Committee. In the event any such residential building shall be constructed as a multi-story residence, not less than 1400 square feet shall be contained on the ground or first floor, and the height of such structure shall not exceed thirty-five (35) feet.

Section 25. Construction Period. The work of constructing any structure on a Lot shall be completed within twelve (12) months from the commencement thereof; provided that the Architectural Control Committee may grant extensions of time in which to complete construction when completion has been delayed by reason of strike, casualty loss, national emergency, Acts of God, or other matters beyond the control of the owner or Builder.

Section 26. Frontage. All residential structures shall front on the street. Structures on corner lots shall front as determined by the Architectural Control Committee.

Section 27. Other Structures. Outbuildings, supplementary and appurtenant structures and attachments to the residential structure shall not be permitted. The following are expressly prohibited by way of illustration but not by way of limitation of the foregoing:

(a) Mailboxes and/or newspaper tubes, except as may be approved in writing by the Architectural Control Committee. This provision shall not prohibit the placement of mail depositories by the U. S. Postal Service.

(b) Docks, piers, moorings, boathouses, slips and similar structures.

Outbuildings, Sheds and Detached Buildings. No detached accessory buildings, including, but not limited to, detached garages, storage buildings and sheds shall be erected, placed or constructed upon any Lot.

Section 28. Exterior Equipment. All heating and air conditioning equipment, swimming pool filter tanks and other similar exterior household equipment shall be screened in a manner to be approved in writing by the Architectural Control Committee, and shall be screened from view from the street and any adjoining Lot or Common Area.

Exterior Equipment. All heating and air conditioning equipment, swimming pool equipment and other similar exterior equipment may be screened in a manner approved in writing by the ACC.

Screening Materials Allowed:

1. Weather Resistant Vinyl, Polyethylene, or Composite Boards
2. No Wood Allowed
3. Screens may only exceed the height of the object by 6 inches.
4. Screens longer than 5 linear feet will be considered in special circumstances as an exception to the standard.

Section 29. Fences. On Phase I Lots, no fences shall be permitted in any front or side yard, and may be constructed in any rear yard only in accordance with plans and specifications approved in writing by the Architectural Control Committee. For the purpose hereof, rear yard shall be that portion of any Lot situated within the rear line of the Lot and rear line of the residential structure, projected to the side lines of the Lot. On Lots in any portion of the Expansion Properties, fences may be constructed in accordance with plans and specifications approved by the Architectural Control Committee, unless otherwise provided in any supplement to this Declaration filed by Declarant upon the platting of such portion of the Expansion Properties.

Fences. Following Texas Property Code

Specifications:

- 1. Black Wrought Iron up to 5 feet tall (60 inches) in a side or back yard.**
 - 2. Black Wrought Iron up to 3 feet tall (36 inches) in a front yard.**
- With written approval from the ACC.*

Section 30. Driveways. All driveways and parking areas shall be constructed in accordance with plans, specifications and a site plan approved by the Architectural Control Committee. Particular compliance shall be had with respect to requirements of sizing, siting and grade of all crossing drainageways and on drainage easements.

Section 31. Utilities. All residential buildings shall be constructed to provide the occupants thereof with water, sewer and electrical utility services.

Section 32. Waiver. The Architectural Control Committee may waive the requirements of sections of this Article VII for a period of not in excess of 180 days when compliance herewith is rendered impossible due to shortages of materials and other similar events beyond the control of the Builder or Owner.

Section 33. Trees. No live tree having a diameter in excess of three (3) inches, measured twelve (12) inches above the ground, no broad leaf evergreen, nor live vegetation on slopes of greater than 20% gradient, may be cut without prior written approval by the Architectural Control Committee. Any trees or vegetation so cut shall be disposed of in such a way that any Property or Common Area, whether vacant or occupied, shall be kept free of accumulations of trash, brush or other materials. Firewood may be stored in neat stacks, but in such location as to be not visible from any street faced by the Property where stored.

Section 34. Replanting. Any area made barren of vegetation as a result of any construction or improvement shall be replanted within six (6) months in such grass or other plantings as may be approved in writing by the Architectural Control Committee.

Section 35. Fireworks and Firearms. The use or discharge of fireworks and firearms is expressly prohibited.

Section 36. Bridle Paths. Those portions of the Common Area designated as bridle paths shall be for the exclusive use of pedestrians and equestrians. The use of bridle paths by others is expressly prohibited, and no vehicular traffic shall be permitted thereon, with the exception of vehicles necessary for the proper maintenance and operation of the Common Area or any facilities thereon.

(DELETE THIS RESTRICTION- Not Applicable)

Section 37. Trailers. No horse trailer, boat trailer or other similar means of transport shall be parked or stored other than in an area designated for same by the Architectural Control Committee. If stored on any Property, storage shall be in a screened area approved in writing by the Architectural Control Committee.

(DELETE THIS RESTRICTION- Repetitive- see Section 7)

Section 38. Power Boats. No power boats shall be permitted on any lake within the Common Area.

Section 39. Motorbikes. No trail bikes, motor bikes, go-carts, motorcycles, dune buggies or similar vehicles may be used except to travel from the Properties to Farm Road 1378, and then only as a means of conveyance to and from the outside boundaries of the Properties, and not for pleasure use within the Properties.

Motor Vehicles. No trail bikes, motor bikes, go-carts, golf carts, dune buggies, ATVs, RTVs, motor vehicles, implements or apparatus may be driven or parked in the Common Areas, the Common Maintenance Areas or on any easement unless such motor vehicle is in use for maintaining such area or easement; provided, however, that this restriction will not apply to any driveways, roads, parking lots or other areas designated by the Board of Directors as intended for such vehicular use.

NEW PROPOSED RESTRICTIONS

Section 40. Air-Conditioning Units. No air-conditioning unit apparatus or evaporative cooler may be attached to any wall or window that is visible from the street.

Section 41. Solar Energy Devices. The Association's and the ACC's authority to prohibit or restrict solar energy devices on or around a Dwelling shall be subject to Section 202.010 of the Texas Property Code (as may be amended) and each Owner shall comply with regulations of the Association as to matters which the Association is entitled to regulate under such Section 202.010 (as amended).

Section 42. Window Treatment. No aluminum foil, newspaper, reflective film or similar treatment will be placed on windows or glass doors of a Dwelling.

Section 43. Pools. Above ground swimming pools shall not be installed on any Lot. Inground gunite and/or fiberglass pools are allowed with written approval from the ACC.

Section 44. Drainage Alteration Prohibited. Unless approved in writing by the ACC, no Owner will: (i) alter the surface water drainage flows of a Lot as originally established at the time of the initial construction of the Dwelling; or (ii) install landscaping or other improvements that may interfere with, obstruct or divert drainage flows established by the Declarant or any Builder.

Section 45. No Burning. Except within fireplaces in the Dwelling and except for outdoor cooking or enclosed fire pits, no person shall be permitted to burn anything within the Development.

Section 46. Irrigation Water. No creek or lake water withdrawals are allowed for homeowner irrigation purposes.

PLEASE VOTE ON THE BALLOT PAGE.