

TerraVista Restrictions and Covenants at a Glance

Please see Restrictions, Reservations and Architectural Control Document for more detail on each topic for your individual property located in your individual Phase of TerraVista. Always contact the Developer and eventually The TerraVista Homeowners Association (HOA) and /or The Architectural Control Committee (ACC) before you make any improvements to your individual property whatsoever. This will allow you to know what is acceptable and what is not prior to building, or landscaping anything that could be disallowed and required to be removed later. The following is an abbreviated list of topics most often asked about by property owners and potential property owners. For further information at any time please contact the Developer, Builder or HOA.

- **All Restrictive Covenants are written uniformly** to protect the collective and individual investment of all property owners within TerraVista equally and fairly. The developer is successful in such original intent decisions that can greatly enhance all residential development communities and their long term maintenance in these respectful topic areas.
- **Entrances, Common Areas, Park Areas, Playground Areas, Drainage Easements, Mailbox Kiosk locations** and other community common areas are present throughout all phases of TerraVista. In some cases they adjoin or are contained within a single property owner's lot as an easement. In other cases they are platted as a community space. In either respect all such common areas must be maintained to a mutually expected and set standard by all property owners collectively as a HOA. These areas add value to all property owners equally and the cost to maintain them is a collective effort.
- **Each property owner has one vote** per property on all topics that get voted on in the future.
- **Any improvement whatsoever** including but not limited to exterior architecture of all structures, colors, materials, fencing, landscaping, devices to receive TV or other transmissions, workmanship standard and any other improvements whatsoever, must be submitted to The Developer and/or The TerraVista Homeowners Association (HOA) once it is established. An **Architectural Control Committee (ACC)** will be appointed and then rotationally elected by individual Property Owners thereafter to effectively make decisions on such improvements / maintenance of properties throughout the future of this community. See Section II; 2, B & C

Architectural Control...

- **The Developer will create and train an initial Home Owners Association** and set up Committees for such duties as Architectural Control, Maintenance of Common Areas, Park Areas, Community Events and any other suitable topics that are necessary or of interest to all property owners. Once the HOA and such Committees are established they will be operated, elected on a rotational basis, and maintained by the Property Owners of TerraVista thereafter. Annual dues per property owner will be established at that future date to handle the annual expense of maintenance of all entrances, common areas, park, playground, and mailbox kiosk areas including but not limited to such activities as mowing, weed eating, weed removal, mulching, fertilizer, herbicides, insecticides, plant placement and/or replacement, water utilities for sprinkler systems, electrical utility for sprinkler systems, lighting of above mentioned areas, plus appropriate insurance etc... and administrative, accounting costs normally associated with proper maintenance and operation of a well-planned and maintained residential community.
- **All improvements to any property whatsoever** must be submitted to the HOA / ACC for review of compliance to The Restrictions of TerraVista. See Section II Architectural Control, paragraphs A-H and Section III Homeowners Association, paragraphs 1-6

Structures, Materials, Fencing, Landscaping...

- **One Private Single Family Residence per each lot.** All occupants must be "blood or adopted family". No leasing of individual rooms in any residence to non-family members. See Section IV; A, 1
- **All recorded Building Lines** whether front, side or rear must be adhered to. *Do not build anything permanent over these lines ever.* See Section IV; C 1 & 2.
- **Exterior Materials** must be minimum 50% masonry. Stone, Brick, Stucco and Hardi Cementuous Siding products are acceptable. All exterior architecture, materials size shape and colors, including mortars and workmanship standards must be pre-approved prior to construction and/or any renovation, or remodeling of any structure within TerraVista.
- **Minimum Living Area Square Footage of Residences as follows:**
 - 52.5 foot wide lots = 1,200 sf. minimum.
 - 60 ft. wide lots = 1,900 sf. minimum.
 - 80+ ft. wide lots = 2,000 sf. minimum.
- **2 car garage minimum** per all lots throughout TerraVista. No structures in excess of two stories in height.

- **Roofing Materials** Shingles must be 20 yr., 215 pound minimum standard. Color and profile to be pre-approved by the Developer, HOA, or ACC. Tile, Concrete and Metal roofs are also acceptable within current HOA published quality and color standards.
- **Out Buildings** such as normally used for storage or gardening must be of a similar exterior material, color, and roofing material as to match or compliment the principal residence. All structures must meet current City of Victoria Building Code Standards. Normally pre-built structures from home supply centers do not meet these construction and wind code standards. **See Section IV; A, #7&8 and H, #35**
- **Fences, Walls, Hedges.** No fences or walls may project past the front wall line of any home. All fences are to be constructed of cedar pickets and remain unstained, unpainted, and be no less than #2 grade. The pickets must face the street in all applications where they are visible and cover all posts and bracing. No hedges or shrubbery may be planted so as to encroach on an adjoining property owner upon maturity. If so, they must be pruned as to not create an issue with adjoining property owners. **See Section IV; E, #1&2, page 7.**
- **No RV's or Trailers of any kind** shall be parked in the driveway, along the driveway or in the street in front of the residence at any time. This includes but is not limited to RV pull Camper trailers, Motorhomes, Pop up Campers, Boats or Watercraft, on or off road Motorcycle or 4-wheeler trailers, Golf cart or Lawn mowing utility trailers etc... Property owners may bring their hobby vehicle trailer to their residence for the purpose of loading and unloading, cleaning, maintenance before and after each use etc... It is expected that within 24 hours of such that it be returned to an appropriate storage facility location. **See Section IV; H, #18, page 10.**
- **Tele-Commute and or Home Based Business Activity** is allowed as long as no freight delivery trucks, or general public customers are arriving, parking or utilizing driveway or street parking at any time. With the advent of technology, telecommuters, consultants and other businesses that do not require retail customers to come to their home can be allowed. The Developer and HOA will be the final say as to what is allowed on a case by case basis. **See Section IV; A, #4**
- **Pets Policy.** No more than 3 domesticated house pets may occupy any single property. Typical domesticated pets include dogs, cats, small caged birds such as parakeets etc... In no case shall "non-typical pets" such as lizards, snakes, weasels, ferrets, pigs etc... be considered. At no time shall any property owners pets become a nuisance to any other property owners in the general vicinity. This includes collection of pet waste, excessive barking or other noise emitting from such animal(s)
- **Drainage Facilities.** In certain places in TerraVista there are grading swales, small ditches or even larger drainage ditches. At no time should any property owner change the existing grading done by the developer and/or builder to prevent water to flow as it was originally designed to do. This includes building decks, patios, landscape beds and plantings that could impede the proper flow in these locations.
- **Signs, Banners, Lights, Antennas.** At no time should anyone be allowed to place signage on their property except a For Sale Sign, seasonal political signs or small signs associated with their children's schools. Also no political signs are allowed to be placed at the entrances to the development or on the exterior facing perimeter fences of the development. No clothes lines unless not visible from the street or a neighbor's yard. No antennas, dishes or other receiving types of antennas are allowed visible from the street at any time. **See Section IV; H, #8-16 & #23-24.**
- **Window Coverings and Landscaping.** It is expected that within 60 days of occupying the home that all windows facing the street have proper manufactured window coverings installed. Within 90 days of occupying the home a tree should be planted in each front yard, if not done so by the builder. **See Section IV; H, #28 & 31**
- **Vehicle Parking.** At no time shall any vehicles in disrepair or non-operation be present on the property or on the street. No vehicles in excess of 1 ton will be parked on the property or in the street. All property owners will be respectful of neighboring properties in instances where a family, holiday or other celebratory event is held at any residence with regard to blocking neighbor's driveways or creating an unsafe street passage for the general public etc...
- **Excessive Seasonal Religious and Holiday Ornamentation.** Excessive use of lights, yard art, features, statues etc... is not allowed in TerraVista. The term "excessive" will be determined by the Developers original intent and the guidelines as set forth by the HOA. **See Section IV; H, #29 &30.**
- **Property Maintenance.** It is expected that all lawns, bedding areas, flowers, shrubs, plants and trees be maintained in a non-weedy, healthy looking and reasonably pruned manner at all times. This includes mowing, weed eradication, weed eating, edging, pruning of shrubs, hedges, trees and any other vegetation on a routine basis. The standard for such will be set forth by the averages that the majority of property owners wish to enforce. The same applies for all common areas within the community.
Note: During periods of drought the standards for keeping lawns green maybe affected by city government and amended by the HOA. See Section IV; H, #1,2,5,7,19,26,27,32.