

Dallas Downs Community Association

Review of the Covenants, Conditions and Restrictions in the Dallas Downs Declaration of Covenants

Because preserving the overall aesthetic quality of Dallas Downs is an important factor in protecting property values, certain restrictions and design standards were adopted for all homeowners and residents. Listed below is an abbreviated list of important covenants, conditions and restrictions. For complete details, go to the "Association" page at the DDCA website (www.dallasdowns.org) where a PDF copy of the HOA Declaration of Covenants is available for downloading.

General Appearance and Safety

- No unsightly or unkempt conditions are allowed. Owners/residents will maintain the exterior of all structures on their lots, sidewalks abutting their property, and their yards, hedges, plants and shrubs in a neat and trim condition at all times.
- No window air-conditioning units are permitted without proper permission from the Board of Directors.
- No artificial vegetation shall be permitted on the exterior of any portion of the property.
- Nothing may be kept upon any unit that will cause noise or other conditions that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.
- No storage of hazardous substance or any other item considered a nuisance is allowed in any unit.
- No clotheslines, above ground tanks and other similar items are allowed.

Lighting

All outdoor lighting must be directed so as to avoid glare and excessive light spillage on adjacent property and fronting streets. Christmas decorative lighting is permitted from December 1 through January 10.

Trash Containers

Trash pickup is normally conducted every Wednesday by the City of Franklin. Trash containers and other waste should be placed at the curb no later than 7:00 a.m. on the scheduled service day or out no earlier than 7:00 p.m. the day before. Empty trash containers must be removed from curbside by 8:00 p.m. the evening of collection day.

Temporary Signs

Temporary signs must be approved by the DC and limited to certain maximum sizes and duration of placement. Political yard signs are restricted to the four-week period immediately preceding an election.

Temporary structures or recreational vehicles

No temporary structures, such as trailers, utility sheds or shacks shall be placed on any part of the property. Campers and other types of recreational vehicles stored on property must be concealed from view of street and adjacent units (method of screening must be approved by the Design Committee).

Property Improvements or Changes

Projects requiring DDCA Design Committee approval include:

- Exterior alterations—the addition of Exterior awnings, sculpture, solar panels, children's play equipment, or lighting (other than Christmas decorative lighting), or any landscape additions or redesign.
- Backyard fence—only wood fences are allowed, and are not permitted beyond the front building line of any lot, or either the front or side building lines of any corner lot.
- Tool sheds or out buildings—exterior structures must be constructed of the same material as the main structure.
- Trash container screen—a fence or enclosure should be at least five feet tall and be covered with opaque wood slats, not chain link, lattice, or vinyl; trees or shrubs used for screening should be evergreen and of sufficient height at the time of planting and spaced in such a way so that the trash container is fully screened.
- Removal of trees—approval is required if a tree is greater than 4 inches in diameter.
- The addition of a hot tub/Jacuzzi, or sprinkler or irrigation systems.

To seek approval for any of the items listed above, simply fill out a Design Committee Approval Request Form, found at the DDCA website (www.dallasdowns.org). When your form is complete, contact the Committee at design@DallasDowns.org to arrange delivery of the form to one of its members and to set up an appointment day and time for one or more members to stop by (by covenant rule, someone will check your plans within ten days).

Parking

Parking in the driveway is allowed. Temporary parking on the street is also allowed, but in the case of large parties temporary parking is available at the pool parking lot.

Pets

No animals other than usual household pets are allowed. All pets must be held or kept on a leash at all times when not confined. Owners are held strictly responsible to immediately collect and properly dispose of waste and litter of their pets.

Business Use of Property

Legitimate and legal business or trade may be conducted by the owner/resident from any property as long as the existence or operation of the business is not apparent or detectable by sight, sound or smell from outside the property and does not involve nonresidents coming onto the property, solicitation door-to-door of other residences.

Leased Properties

The purchase of Dallas Downs property solely for the purpose of leasing it is strictly prohibited. An owner may not lease to tenants unless he has first occupied the residence for one year or has an exception granted by the DDCA Board of Directors. The cumulative lease period may not exceed three years, at which point the owner must either re-occupy or sell the property.

Miscellaneous

- No above ground pools are allowed and any in-ground pool shall be fenced with a material approved by the DC.
- No garage shall be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal use. Garage doors must be kept closed at all times except when entering and exiting.
- No property may be subdivided or boundaries changed without written approval of the Board of Directors of the Association.
- No firearms, including BB guns and pellet guns, are to be discharged in Dallas Downs.
- No skateboard ramps are allowed.

Other Important Information

Pool Memberships

Pool memberships are not included with Community Association dues and must be purchased separately. Membership is currently \$120 per household and open to all Dallas Downs residents. Association Dues must be paid and an adult member of the residence must read rules regarding pool use and sign the standard liability form before receiving an entry key to the pool. The pool generally opens in late May and is open through Labor Day. Memberships are available for sale one to two weeks prior to the pool opening. There is no lifeguard on duty.

Neighborhood Park

- **Tennis Court.** Unlike the swimming pool facility, the tennis court is free to all Dallas Downs residents. Remember that the court is only for tennis. Contact hoa@dallasdowns.org to obtain an access key to the tennis enclosure.
- **Community Pavilion.** There is no fee for Dallas Downs residents to use the pavilion, located at the neighborhood park next to the swimming pool. Please reserve no less than one week in advance of the time needed, and be sure to clean up and stow all trash in the container provided. To reserve a day and time slot, contact hoa@dallasdowns.org.
- **Playground.** Play equipment, including a basketball goal, is available at the neighborhood park (all equipment furnished or erected by DDCA is used at the risk of the user, and the Association shall not be liable to any person for any claim, damage, or injury occurring thereon or related to the use thereof).

City Trash Pick-up Procedures

The pick-up day for Dallas Downs is Wednesday (unless affected by a holiday—the city will post a sign at the subdivision entrance if the day of the week has been changed). Please be sure to bag all household waste prior to placing it into the rollout trash container--containing your garbage in bags will help prevent wind from blowing loose garbage into the neighborhood when the container is dumped into the city garbage truck. The length of branches is no longer than six to eight feet, with the cuttings stacked in single direction. Also, it is better to make the pile higher rather than creating many shorter piles scattered along the curb, as the truck boom can only reach so far with each set up. Shorter lengths and better stacking enable the city crews to do a cleaner and more efficient job of pickup. To minimize the time that piles of brush or tree limbs are out on the curb, place the piles on the curb as close to the pick-up day as possible.