

Other Rules and Regulations

Northwest Hills Homeowners Association

****Updated: **April, 2017**

Purpose: To expand or be more specific about certain items within the Covenants (CC&Rs) or By-Laws (BLs) or establish rules not included in the above. These rules fall under the same jurisdiction as the Covenants and By-Laws. Below, all references are to the CC&Rs.

Rules and Regulations

1. **R.V. Parking** - (Article VII, Section 11 - Boats), Recognizing the need to prepare for a trip and clean up afterwards, the time limits for parking any recreational vehicle, not conforming to Article VII, Section 11, will be no more than two (2) days prior and two (2) days after said trip, **or not to exceed seven (7) days at any one time for maintenance.** **Article VII, Section 20-Temporary Structures remains in effect.**
2. **Pets** - (Article VII, Section 9 - Animals), Northwest Hills Homeowners Association will support the Kerr County **Restraint Law** for dogs and cats. "Restraint" refers to "within a fenced area on Homeowners Property", or "on a leash or by command, **off** property." Kerr County has no Leash Law. Contact Animal Control on any violations of restraint.
3. **Speed Limits** - all roads within Northwest Hills Subdivision are maintained by Kerr County. The maximum posted speed is 30 mph. There are several displayed traffic warning signs. Violations such as speeding, reckless driving, etc. should be reported to the Kerr County Sheriff's Department.
4. **Fireworks** - (Article VII, Section 5 - Nuisances) - For the safety and protection of property from fire and to support the restriction of sound-producing devices as unreasonable annoyance to other owners, **fireworks, of any nature, are prohibited.** Violations should be reported to the Kerr County Sheriff's Department.

5. **Firearms** - (Article VII, Section 5 - Nuisances and Article VII, Section 17 - Hunting). For the safety and protection of life and property, the **discharge of firearms**, of any type, for any reason is prohibited. Report any violations to the Kerr County Sheriff's Department.

6. **Burning** - (Article VII, Section 10 - Waste) - Except when a Kerr County Burn Ban is in effect, burning of brush for the purpose of cleaning a Lot or common area property will be allowed. Controlled burn permits will **NOT** be issued by Northwest Hills Homeowners Association. Before conducting a burn, it is first necessary to determine that a county burn ban is not in effect. Obtain this information by calling either 792-HEAT or 315-BURN, or by accessing the Kerr County website <http://www.co.kerr.tx.us/> (Note: Northwest Hills is in Precinct 1.) The person(s) conducting the burn will be solely responsible for any damage resulting from the burn and they must conduct the burn in accordance with all applicable state and local statutes, which include the following:

- Burn only when wind will not cause adverse effects on public roads.
- If smoke goes across a public road, person(s) conducting the burn are responsible for posting flagger(s) to direct traffic.
- Burn site must be downwind or at least 300 feet from any structure containing highly flammable materials.
- Burn must be started no earlier than 1 hour after sunrise and must be completed the same day no later than 1 hour before sunset.
- Burn must be attended by a responsible party at all times.
- Burn can only be conducted when winds are predicted to be greater than 6 mph and less than 23 mph.
- Burned materials cannot contain electrical insulation, treated lumber, plastics, non-wood construction/demolition material, heavy oils, asphaltic material, potential explosives, chemical waste, or items containing rubber.
- (For a complete listing of state rules, consult the Texas Administrative Code, Title 30, Part 1, Chapter 111, Subchapter B, Rule §111.219.)

Although it is not required, it is highly recommended that the Kerr County Sheriff's Department be contacted before burning.

7. **Blasting** - (Article VII, Section 5 - Nuisances) - for the safety and protection of property, **no blasting** of any type will be allowed.

8. **Abandoned Vehicles** - (Article VII, Section 1 - Residential Purposes Only). "Abandoned" means the vehicle does **not** have a valid inspection sticker and/or license tag and must be concealed from view from the street.
9. **Lot Improvements** - (Article VII, Section 12 – Drainage and Maintenance)
 - No Lot owner shall alter or change the topography, drainage., or grade of any Lot by channeling, filling, grading, excavating or any other means without first submitting to the Architectural Control Committee for approval a plan depicting proposed elevation changes and drainage flow. This rule does not include removal of trees, brush or other Lot cleaning activity.
10. **Signs** - (Article VII, Section 4 - Signs) - No sign of any kind shall be displayed to the public view on or from any part of the properties, without the prior consent of the Board, except that the following shall be permitted:

Permanent Signs

1. Address number sign (plain or decorative) on house and/or at street.
2. Craft type decorative signs in yard or landscape areas, not to advertise any commercial enterprise.
3. Small Security Company signs denoting protection of the home by a security company system.
4. Student sign(s), provided by area schools indicating named student lives in the residence, placed in front bed yard against house.

Temporary Signs

1. Standard size real estate sign (or for sale by owner - same size). Signs may only be placed on property for sale or lease, not on any common properties, road rights of way or property of others. Sign must be removed after sale closes. Small sign announcing open house may be placed at subdivision entrance, but only on the day of the event.
2. Builder or contractor signs no larger than 18" x 24" during new, repair or improvement construction may be placed on home owner/Lot owner property. Must be removed within one month following occupancy of

home or completion of job. Landscape company signs permitted during work and for one month following completion.

3. Political signs no larger than 18" x 24" placed in yard no earlier than three weeks prior to a primary or general election and removed the day following election. No more than one sign per candidate or issue and signs may only be placed on owner's property.
4. Signs advertising garage sale, craft sale, yard sale, special occasion - birthday - graduation, etc. - allowed to be placed (1) at entrance to subdivision and (1) in yard of home **Day of Event Only**. Balloons along route to home are also permitted Day of Event Only.
5. Exceptions to these rules may be approved by the Board.