

HOMEOWNERS ASSOCIATION OF REGENCY PLACE RULES & REGULATIONS

These Rules and Regulations are put in place to enhance and maintain the enjoyment, value, aesthetic beauty and security of our property and its residents. They are applicable to all owners, their tenants, contractors and guests. All notice of violations must be directed to the Homeowners Association of Regency Place ("HARP") Board of Directors (president@regency.place.com) in writing. The President of the HARP Board will send one written warning for a first violation. All subsequent violations will result in fines assessed to the Owner as set forth in these Rules and Regulations.

Membership. Every homeowner is automatically a Member of the association and required to abide by the Rules and Regulations.

Association Information and Announcements. We have a neighborhood website [**www.regency-place.com**](http://www.regency-place.com) . This site allows Owners to access the HARP governing documents such as the Declarations, Bylaws and all Rules & Regulations through a secure portal. Contact our web master webmaster@regency-place.com if you need assistance.

Communication. HARP communications will be primarily sent via email. It is the Owner's responsibility to make sure HARP has a current and working email address and phone number. Send changes and updates to HARP at webmaster@regency-place.com.

Board of Directors, Officers and Committees of HARP. A nine-member Board of Directors is constituted and empowered by the membership to govern HARP in accordance with the Covenants, Bylaws and Rules & Regulations.

Dues Payments and Assessments. All Members are responsible for paying monthly dues as set forth each year in accordance with the Declaration and By Laws. Owners have 2 payment options:

1. Pay monthly via an auto-debit initiated by the HOA*. It is the owners' responsibility to provide current bank account information for these transactions.
2. Pay in advance semi-annually (6 months payment is due on or before January 5* and July 5*) or annually (12 month payment is due on or before January 5*). Checks should be made payable to Homeowners Association of Regency Place and mailed to HARP, P.O. Box 803683, Dallas TX 75380.

**Please note that a \$25 late fee will be assessed if payment has not been received by the 15th day of the month it is due.*

The association is not obligated to provide invoices to the members. Bank charges assessed for insufficient funds or other handling fees will be the responsibility of the Owner. Contact treasurer@regency-place.com if you have any questions or need to update your bank account information (for ACH payments).

Common Areas. The brick boundary wall and associated land strip surrounding the neighborhood is considered common area. HARP dues pay for the repair and maintenance of all common areas (including water and electricity) and including property liability and casualty insurance for this area.

Lawn Maintenance - HARP. HARP provides lawn maintenance of all front yards that is performed by a landscaping company contracted by the association. This service is paid by HARP from the monthly dues. This includes mowing, blowing and edging, trimming of shrubbery, as well as fertilizing twice a year.

Lawn Maintenance - Owner responsibility. Owners are responsible for tree trimming, plantings (including the removal of dead items), irrigation and irrigation repair in your front lawns as well as any plants, tree limbs and mud run-off that interferes with pedestrian traffic on the sidewalk. Watering your front lawn is required. All side and back yard landscaping and maintenance is the responsibility of the Owners.

Utility Easements. These easements are provided for utility companies to install and service utilities. Please be observant of the easements shown on your lot survey.

Access to Your Side Yard by Your Neighbor Additional areas have joint responsibilities. For most of our homeowners, the solid brick wall of your side yard is the exterior wall (“blind side”) of your neighbor’s home. The blind side wall and the strip of land running along it must be accessible by your neighbor should they need to inspect, provide services or perform maintenance and repairs needed for the care and well-being of their home. Make sure the soil level next to the blind wall stays well below the slab foundation line as you landscape and care for your property. HARP Declaration and Bylaws and Texas law provide guidelines on access and what can be installed in this area as well as the rights and responsibilities of each neighbor to maintain the safety, water drainage and structural integrity of their respective homes.

- If needing access to the blind side of your home for routine inspection and service, contact your neighbor to schedule in advance. Be considerate of your neighbor’s schedule, security and property.
- Your neighbor has the right to inspect, service, repair and maintain the blind side area of their home. You have the responsibility to take reasonable care of this area and not interfere with the systems (gutters, drainage) installed by your neighbor. Please be flexible and accommodating when scheduling access, especially in an emergency. Understand your neighbor’s wish to care for their home.

Security of Homes. The security of our homes and residents is a priority, and we encourage you to take every precaution. Keep your garage door closed and provide adequate lighting in front and in back of your house. Also consider a home security system. Park cars in your garage.

Oversized Vehicles and Parking. Any large truck, bus, boat, boat trailer, mobile home, campmobile, camper or other conveyance that because of its size may not fit in an owner’s garage or space immediately behind the garage, (“oversized vehicle”) may be parked in front of an owner’s home on the street for a maximum of three (3) consecutive days in any thirty (30) day period, provided however that the parking of such

vehicle must not be hazardous to, or impede normal vehicle traffic driving through, entering or exiting the streets.

Emergency vehicles must have access to our streets and alleys at all times. Vehicles parked in your driveway cannot impede alley traffic. Parked vehicles that interfere with access to homes, alleys or garages (including contractor trucks and vans) may be subject to fines.

Vehicles parked in front of your property are subject to Dallas city regulations and can be ticketed if they are not moved every 24 hours. No vehicle may be parked within 30 feet from the entrance from Preston Road to allow for the safe entry and exit to our neighborhood. Do not park directly across the street from another parked vehicle since that could restrict access of emergency vehicles.

Sanitation Services. Each home is provided with a blue cart for recycling and gray cart for regular garbage. Please refer to the city's sanitation department website for recycling guidelines. Only items that are placed inside your cart will be collected. Contact the city for replacement if your cart is damaged.

Brush and Bulky Trash Collection. Dallas provides brush and bulky trash collection once a month. Go to the city of Dallas website for **dates of pick up and details of trash limits and restrictions.**

- Items can be placed at your curbside no earlier than the Thursday before a scheduled pickup week. You are not allowed to add to your neighbor's pile. Owners are responsible for disposal of trash that exceeds the city size limit, items not allowed for pick up or items placed on the curbside after the pickup has occurred. Owners are subject to fines for items set out prior to the Thursday before a scheduled pick up and items left on the street after a pick up.
- Construction debris is not considered bulky trash by the City of Dallas and will not be picked up as a part of Brush and Bulky Trash collection. Owners must arrange for the

immediate removal of all construction debris and are responsible for any debris not removed by their contractor. Owners are subject to fines for violation of any of these regulations.

Landscape Watering Schedule. Owners are responsible for all watering needs of their yards and abiding by city restrictions in accordance with Dallas Utilities guidelines.

Sidewalks. The sidewalks in front of your home are owned by you. All maintenance and repairs are the responsibility of the Owner. This includes but is not limited to keeping the walkways clear of mud, debris and low tree limbs as well as replacement should cracked or heaving pavement create a tripping hazard.

Garage & Estate Sales. Per the City of Dallas regulations, owners are limited to two sale events in a 12-month period. In the event that HARP organizes a neighborhood sale allowing all owners and residents to participate, an owner or resident may hold one additional sale event by completing the city permit requirements and notifying the HARP Board (president@regency-place.com).

Fines and Penalties. Owners will be notified by a member of the HARP Board should they be in violation of these Rules and Regulations. Unless otherwise specified in this document, the Owner will receive a written Warning stating the specifics of the violation, a deadline to cure the violation and notice of the steps that will be taken in the event the violation continues past the deadline. If the violation is not cured by the deadline, a member of the HARP Board will send the owner a Second Notice and proceed with the fine and/or penalties as outlined in the Warning.

Architectural Control Committee (ACC). The Declaration of Covenants, Conditions and Restrictions created the Architectural Control Committee (ACC) to insure that certain guidelines are followed pertaining to the exterior of our homes. Before ANY work is performed on the outside of your home, you must contact the ACC to acquire written approval from the ACC to conduct such work. **Please refer to the Architectural**

**Control Committee guidelines and contact information
available on the HARP website www.regency-place.com.**