

RULES AND REGULATIONS OF  
THE ESTATES OF LITTLE BEAR HOMEOWNERS ASSOCIATION

Eules, Texas

The Board of Directors hereafter known as the Board, of The Estates of Little Bear Homeowners' Association, hereafter known as the Association, has enacted the following rules and regulations initially approved August 1, 2004 latest revision dated June 15, 2022. These rules and regulations will serve as a supplement to the Association's "Covenants, Conditions and Restrictions", hereafter referred to as the CC & R's and carry the same force of law. These rules and regulations apply to the land, structures, streets, improvements and usage described in the CC & R's and may be revised, amended, modified or deleted, as the Board deems necessary.

It is the intention of the Board to interpret and enforce the rules and regulations of the Association in order to enhance and improve the aesthetic beauty, quality of life and the protection of property values for the community while minimizing costs to the homeowner. It is the goal of these rules and regulations to establish and maintain a serene, safe, tasteful, orderly and pleasant environment for the Association's members.

In order to insure continued, equitable and fair application of these rules and regulations, the five Board members will have limited terms of office and shall be elected by the Association according to the following schedule: two (2) members each odd-numbered year and the other three (3) members each even-numbered year. The five Board members shall then elect officers to serve until the next election.

The Board shall establish Committees including but not necessarily limited to (1) an Architectural Review Committee and (2) a Social Committee to aid in carrying out the Board's functions. All committees shall be under the regulation and control of the Board and members shall serve at the pleasure of the Board. Board members will recuse themselves from a vote if an issue in question uniquely affects them or their property; an alternate will be appointed by the remaining Board members to consider that particular issue. The Board shall meet at least four times per year and the Association shall be called to a general meeting no less than once per year.

It is the wish of the Board to encourage participation and comments from all homeowners regarding the business and running of the Association in order to encourage a democratic, pleasant and harmonious neighborhood atmosphere. Homeowners may therefore request a hearing with the Board pertaining to any issue relating to the Association and its business.

Enforcement and interpretation of the rules and regulation will be the sole responsibility of the Board. Fines may be levied against homeowners found in violation of these Rules and Regulations. Except for uncurable violations and violations that pose a threat to public health or safety, violations will be identified in writing to the homeowner, specifying the violation, informing the owner that the owner is entitled to a reasonable cure period to avoid the fine, informing the owner that the owner may request a hearing on or before the 30th day after the date the notice was mailed to the owner, and informed the owner that he/she may have special rights or relief related to the enforcement action under federal law, including the Servicemembers, Civil Relief Act (50 U.S.C. App. S501 et seq.), if the owner is serving on active military duty. Failure to correct the violation within the time prescribed will cause a second notice to be generated. For uncurable violations and violations that pose a threat to public health or safety, the board may immediately impose a fine. Except where noted, after the initial notification, the INITIAL FINE will be \$50.00 and then, if unresolved within 30 days, a second fine of \$200.00 will be assessed along with other costs, if any. Additional monthly fines of \$200.00 will be assessed until the violation is corrected, or until waved by the board.

All amounts charged to the homeowner's account would become part of the financial obligation of the homeowner, and if not paid the amount due will be added to the annual assessment. Non-payment of assessments, including all amounts that result from unpaid fines, is addressed in Section 5.8 of the CC & R.

Homeowners should note that all notices, contacts and communications are to be made directly to the Management Company which is the legal representative of this Association. The Management Company will then take appropriate action under the guidelines promulgated by the Board and duly report such contacts and actions to the Board.

**FOLLOWING ARE THE BINDING RULES AND REGULATIONS DETERMINED BY THE BOARD IN CONJUNCTION WITH THE CC & R'S OF THE ASSOCIATION:**

1. Homeowners dues are due and payable by January 31st of each year and will be considered late after the 15th day of February. Late fees will be charged beginning February 16th and a monthly fee of \$40 will be added to the dues payable until the dues are paid. Payments received will first be applied to Late Fees, Fines, Legal Fees, then to Delinquent Association Dues or Assessments.
2. ALL TRASH is to be placed in trash containers or in securely tied, plastic garbage bags and neatly placed at curbside in front of the homeowner's home NO EARLIER THAN 7 PM THE DAY PRECEDING the scheduled day of pickup. Similarly, all recycling containers must be securely covered and are to be placed out no earlier than 7 PM of the day before pickup. All trash or recycling containers are to be removed from curbside no later than midnight of the day of service. No trash or recycling receptacles may be stored or placed on the exterior of the home prior to the pickup day. No loose trash, rubbish, toxic, dangerous or unsightly

material is permitted.

3. Commercial vehicles, mobile homes, horse trailers, campers, recreational vehicles, boats and inoperable vehicles are not to be parked on the street, in a driveway, a backyard or in view from any common area, sidewalk or street.

4. Pets should not interfere with the peace and quiet of the community. They must be restrained or kept in the homeowner's home or backyard. Pets shall not be allowed to run loose. It is the homeowner's responsibility to keep the area clean and free of pet debris and noxious odors. All pet droppings must be picked up immediately by the owner and disposed of properly. Pets should be vaccinated and have tags which comply with the requirements of the City of Euless. Pet owners should ensure that their pets are well behaved and do not disturb other residents or deface or damage any property. Pets should not be tied to any stationary object. No more than five pets are permitted in any single household. Farm animals are strictly prohibited.

5. Window coverings, such as blinds and shades, which are visible from the exterior of the house, must be regular in shape and in neutral or muted solid color. No signs, banners or any type of hanging materials are allowed except those expressly permitted by the Architecture Review Committee. This includes roof company and landscape company signs which are not permitted after the completion of the project. Small (not to exceed 2 ft by 2ft) security alarm and school group affiliation signs "band, football and such" at grade level, and collegiate flags no larger than 3ft by 5 ft are permitted. Please refer to the Association's flag display guidelines for additional flag requirements. American flags no larger than 3 ft. by 5 ft. are permitted.

6. HOMEOWNERS MAY NOT ALTER THE APPEARANCE OF THEIR HOME WITHOUT THE PRIOR EXPLICIT, WRITTEN PERMISSION OF THE ARCHITECTURAL REVIEW COMMITTEE. THIS INCLUDES BUT IS NOT LIMITED TO THE ADDITION OF TREES, BUSHES, POOLS (ABOVE GROUND POOLS NOT ALLOWED), SPAS, ATTACHED ROOMS OR SHEDS, EXTERNAL EQUIPMENT OR CONSTRUCTION, LIGHTING, POLES, FENCING AND SOLAR PANELS. ANY CHANGE FROM THE ORIGINAL CONCEPT OF THE LANDSCAPING AND ANY CHANGE IN THE ORIGINAL COLOR OF ANY EXTERIOR PAINTING MUST ALSO RECEIVE PRIOR APPROVAL. A FORMAL REQUEST FOR ANY CHANGE MUST BE MADE TO THE MANAGEMENT COMPANY ON A ARCHITECTURAL REVIEW COMMITTEE (ARC) FORM WHICH CAN BE FOUND ON LINE AT OUR WEBSITE (LITTLEBEARESTATES.ORG) OR FROM A MEMBER OF THE ARCHITECTURAL REVIEW COMMITTEE. APPLICATIONS ARE TO BE APPROVED IN WRITING BY THE ARCHITECTURAL REVIEW COMMITTEE. THIS INCLUDES ROOF REPLACEMENT, WHICH IS REQUIRED TO BE THE SAME COLOR AND TYPE OF THE EXISTING ROOFS IN OUR NEIGHBORHOOD. FINES SHALL BE ASSESSED FOR ALL VIOLATIONS.

7. Exterior treatments such as solar screens, sunshades, shutters, awnings and the like must receive prior written approval from the Architectural Review Committee and will in part, be judged as to whether it fits in with the decorum of the community with respect to color, shape, design, etc.
8. Landscaping of each residence must be in compliance with what is normal and typical of the neighborhood. Yards shall be kept mowed and edged, and flowerbeds kept free of weeds and grass. Failure to maintain appropriate landscaping will result in the Board taking appropriate actions, possible fines.
9. Wood fences shall be repaired or replaced when necessary with natural wood and may be sealed with a clear or natural wood sealer. All replacement panels and boards must be sealed or stained to match the original wood color. No paint or colored stain is permitted on fences. Rails shall be on the inside of the yard. Metal posts may be used as long as they are inside of the yard. Metal posts that can be seen from the greenbelt must be covered or encased with wood slats to match fence. All fences shall be 6 foot high. Wrought iron fences shall be black, 4-6 foot high and shall be repainted and maintained as necessary. Fence replacements are to be approved by the Architectural Review Committee.
10. PARKING:
  - (a) PARKING IS STRICTLY LIMITED TO WITHIN THE HOMEOWNER'S GARAGE AND ON THE HOMEOWNER'S CONCRETE DRIVEWAY. No parking is allowed on common areas. No extended overnight parking is allowed on the street. In addition, there should be no parking in front of or interfering with in any way, other's driveways or homes, exit from their own driveway, the leisure paths or the mailboxes.
  - (b) Homeowners with more vehicles than the homeowner's driveway and garage can accommodate by design (not due to storage), may obtain written Board approval for the street parking of one (1) vehicle. In such cases, all vehicles must be registered to the address of the home and owners must live at that address. The Management Company must be provided in writing, vehicle year, make, model, & license plate numbers. The Board will have the authority to set the time limits of any such overnight street parking, or revoke approval of such street parking at any time.
  - (c) Guests, non-resident family or homeowners experiencing unusual circumstances (i.e. flooding, storm damage) which requires parking overnight in the streets shall only do so with the written approval of the Board. Requests for such overnight parking should be submitted to the Management Company at least (7) days prior, or when earliest known during an emergency, with vehicle year, make & model, and license plate number, together with the estimated time period that the vehicle will be parked overnight in the street period. This should be forwarded in writing (email is acceptable) to the management

company. Any extensions required to the approved overnight parking period should be submitted in a timely manner and will also require prior written approval of the Board.

(d) Vehicles parking on streets overnight between 12:00 midnight and 6:00 am without prior written Board approval as allowed for under (b) and (c) above shall be deemed in violation of these Rules. The notices and fines for overnight parking violations shall be the same as notices and fines set forth for other violations of these Rules, except that the period for correction for this violation is set at immediately from the time of receipt of notice.

11. Garage doors are to remain closed and secured when not actually in use. Doors should be closed and secured overnight or when unattended.

12. There shall be no alterations of any kind to common area fences, gates, lampposts or other structures. No private property may be stored or parked in the common areas. Anything (e.g. automobiles, bicycles) that is in violation of this provision will be towed at the owner's expense.

13. Any damage to any common element or common area, included but not limited to power gates, ponds, and common area benches, caused by a homeowner, a family member, renters, or a guest of the homeowner shall be repaired at the expense of the homeowner. Such repairs shall be made at the sole discretion of the Board, and said expenses will be billed to the homeowner. In addition to the cost of repairs, the responsible homeowner will be fined \$200 for each instance where damage to any of the common element(s) or area(s) occur.

14. Non-emergency vehicle or equipment repairs, maintenance, or changing of fluids is permitted WITHIN GARAGES ONLY and not in view from the exterior of the house. Disabled vehicles must be towed off promptly.

15. Residents shall avoid making or permitting loud, disturbing or objectionable noises AT ANY TIME. Since many people work on weekends and holidays, quiet must be strictly maintained between the hours of 10 PM and 7 AM every day. This includes but is not limited to voices, animal noises, using or playing musical instruments, radios, stereos, televisions or any other audible device in such a manner that disturbs other homeowners.

16. All vehicles of homeowners and their family, visitors or guests should be operated in a safe, quiet and judicious manner. THEY SHOULD NOT EXCEED 20 MILES PER HOUR IN SPEED and must not accelerate rapidly. All vehicles shall stop at posted stop signs.

17. Homeowners may not leave personal items such as clothing, shoes, etc. in view from the sidewalks, common areas or street at any time.

18. Homeowners may not leave any type of sports equipment, in view from the sidewalks,

common areas or street at any time while not in use.

19. Homeowners, their visitors, and guests should behave in accordance with the Estates of Little Bear community standards.

20. There shall be no solicitation anywhere in the subdivision for any cause whatsoever unless specifically authorized in writing by the Board. School and/or organized youth fundraising solicitation for homeowner's school aged children is acceptable and pre-authorized.

21. Garage sales (and related signs) and the like are prohibited. A neighborhood garage sale shall be permitted up to two times per year.

22. Homeowners must provide the Management Company with the name(s), phone numbers, and vehicle(s) identification information of any person(s) who will be renting, leasing, or have an extended visit. This information must be provided in writing at least ten days prior to the person(s) moving into the residence. Prior to taking up residence, the person(s) must indicate in writing that they have read and agree to abide by the CC & R's, and the Rules and Regulations of the Association. Homeowners themselves will also be held responsible for violation(s) made by their renters, leasers, guests, etc.

23. Holiday lights and decorations can be put up no sooner than 30 days prior to a holiday and must be taken down within 15 days after the holiday. Christmas lights may be installed prior to Thanksgiving but are not to be turned on until after Thanksgiving. The Christmas holiday period from Dec 25th to Jan 1st shall be considered one singular holiday for purposes of this rule.

Additionally, specific policies, addendum, and exhibits are filed with, and made part of, the Estates of Little Bear Rules and Regulations as listed below. These will be enforced by the Board in the same manner as enforcement of the Rules and Regulations and may be amended, modified or deleted, and new policies added as the Board deems necessary from time to time.

The list of policies, addendums and exhibits filed with, and made a part of, the Estates of Little Bear Association's Rules and Regulations:

- DESIGN GUIDELINES AND REVIEW PROCEDURES
- DEDICATORY INSTRUMENTS
  - Document Retention Policy
  - Document Inspection and Copying Policy

- Alternative Payment Plan Policy
- Email Registration Policy
- Solar Energy Device Guidelines
- Rainwater Collection Device Guidelines
- Roofing Materials Guidelines
- Flag Display Guidelines
- ENFORCEMENT OF FINES
- COLLECTION POLICY

NOTE: You have chosen to live in a neighborhood with a Homeowners Association. We want to work together to protect the integrity of our homes and neighborhood. If you are aware of a problem or potential problem, please bring it to the attention of the Management Company so proper action may be taken.