



Dear Homeowners,

Below is a list of the most commonly reported, complained, bent and broken articles within the Conditions Covenants and Restrictions (CCRs) of Frisco Ridge.

The following list is by no means complete nor is it a substitute for the official CCRs of Frisco Ridge. A copy of the official CCR document can be obtained by contacting friscoridge@gmail.com or by visiting the website www.friscoridgehoa.com

The Frisco Ridge Conditions Covenants and Restrictions were created to protect and enhance the value, attractiveness, and desirability of all the homes in Frisco Ridge Subdivision. The Frisco Ridge Homeowners Association(HOA) trusts that you, as a homeowner, will honor your commitment to abide by the Covenants.

This letter is the HOA Board's attempt to inform everyone before sending individual notices to homeowners about certain issues with the covenants. To avoid future action by the HOA concerning the following articles, we ask that you please correct, change and/or remove any issues not in accordance with the following articles. Also please refrain from allowing any of the following actions to occur that are not in accordance with the following articles. Please Contact the HOA at friscoridge@gmail.com if you need assistance interpreting any of the following articles for your situation. We as an HOA, as homeowners, and as good neighbors, have an obligation to abide by and to uphold the CCRs.

Please take a moment and read through the following articles and plan to take the necessary actions to make our neighborhood a more attractive and desirable place to live.

8.1.3. Property perimeter fences, **shall not exceed six feet six inches in height, wood fencing shall have a dog-eared top, steel posts** and shall not impede surface drainage. All property perimeter fences facing any street shall have the facing side of the fence facing the street. **At no time will chain link fencing be placed on any Lot.** All garages must be attached to the Structure, and be at least two cars wide. No motor vehicle of any kind shall be allowed on the unpaved portion of the common areas or upon any unpaved portion of any Lot, except for maintenance purposes.

8.1.4. No above-ground-level swimming pool may be placed on any Lot.

8.1.6. On each interior Lot there **will be no less than one tree and on each corner Lot no less than two trees of at least three-inch caliper diameter planted and maintained** all to be visible from street. On each Lot there shall be planter beds with shrubbery visible from the street. All areas of the lawn shall be sodded with slab sod and maintained.

8.1.8. No animals may be kept, maintained, or bred on any Lot or in any dwelling houses or Structure erected thereon, except that no more than two dogs, cats, or similar domestic household pets ("Pets") may be kept on a Lot provided they are not kept, bred or maintained for any commercial purpose, and provided further that they are kept in such a manner as to avoid becoming a nuisance to neighbors or adjoining property owners. All Pets must be kept within a fenced area or on a leash, and are not permitted to run free within the Property.

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8.1.11. No Structure other than a dwelling house shall be used at any time as a residence, either temporarily or permanently. **No vehicles of any kind or nature shall be parked on the street or on any Lot** except in designated parking areas or driveways except as in the case of commercial vehicles as stated below. **No boats, trailers, pick-up campers or recreational vehicles shall be parked or stored on any street, or on any Lot except in a garage or parked on the rear areas of the driveway, behind the building line, and concealed from the street.** No commercial vehicles shall be parked on any street or Lot longer than is reasonably necessary for the driver thereof to perform the business functions to which the commercial vehicle relates. The areas of the private streets marked and designated as parking areas, are for the short term use of property owners and their guests. **These parking areas shall not be used for the storage, even on an overnight basis, of the property owner's vehicles or any other materials.**

8.1.15. The front yard of each Lot shall be kept only as a lawn, including trees, flowers and shrubs. No trees or shrubs shall be located on any Lot which block the view of operators of motor vehicles so as to create a traffic hazard. No sculpture or lawn ornaments of any kind will be permitted in yards visible from the street.

8.1.17. The principal first floor material, other than glass, of the exterior of each wall of any dwelling Structures shall be eighty percent (80%) brick, stone, stucco or reasonable equivalent. Wood or other durable material may be used on all the second and other stories. **Detached structures such as storage buildings shall be architecturally and structurally compatible with the primary dwelling structure and composed of the same primary exterior wall and roofing material as the primary structure. All chimneys must be brick or stone, and must be of like kind to the Structure.** No metal building will be allowed. Mail boxes will be constructed from the same exterior wall material as the primary dwelling structure.

4.3.1. No noxious or offensive activity shall be carried on within the Property (including any Lot or Common Area), nor shall anything be done therein which will become an annoyance or nuisance to the neighborhood.

4.6.2. The Association and Declarant shall each have the right, summarily, to abate and remove any breach or violation by any Owner at the cost and expense of the Owner. Further, each Lot Owner shall be entitled to enforce the provisions of this Declaration to the extent authorized by law.

The Frisco Ridge Homeowner's Association Board of Directors would like to thank all the homeowners for your cooperation.