

Promontory Pointe Homeowners Association (PPHOA)
Standards of DCCR Compliance/Maintenance
March 1, 2018

The following are guidelines (not all inclusive) for maintaining the aesthetic appearance of our community and are the most common violations of the DCCRs.

1. **Landscaping** on and around all lots shall be maintained in good condition at all times. Landscaping, for the purposes of this section includes all front, back and side yards on any lot. See Xeriscaping/Landscaping Policy on our website for guidance.
2. **Lawns**
 - a. Lawns shall be watered and fertilized as needed to maintain a healthy appearance. (NOTE: City of San Antonio water restrictions take precedence over watering rules when restrictions are in effect.)
 - b. Lawns shall be trimmed, edged, and cut regularly for a neat appearance. Clippings and debris shall be swept and removed.
 - c. Lawns shall be reasonably weed-free, and any damaged or bare areas are to be repaired within a reasonable time period.
3. **Shrubs, flowers, and trees** are to be kept neatly trimmed and not allowed to excessively encroach upon driveways, sidewalks, or common area fencing/walls.
4. **Ground cover.** Ground cover plantings shall be kept reasonably free of weeds and healthy to maintain coverage of the area of the slope or planting bed and shall be trimmed, edged, or cut for a neat appearance.
5. **Driveways** shall be kept free of excessive grease, oil, rust, paint or any other stains.
6. **Trash**
 - a. All trash and yard waste shall be kept in suitable closed containers and shall be stored out of sight except on trash collection days.
 - b. Trash containers must not be visible from street.
 - c. No trash or garbage may be allowed to accumulate, except when notice is received of the City's semiannual brush and trash pickup.
 - d. Trash shall be placed out no earlier than 7 p.m. the night before collection days.
7. **Junk Vehicles** are defined as any motor vehicle that is inoperable or unlicensed or in a state of disrepair or inadequately maintained. Junk vehicles may not be parked or stored on homeowner property or on streets within Promontory Pointe so that they are within view of the streets within Promontory Pointe for more than one consecutive 48-hour period during a single calendar week.
8. **Parking on Curbs, Sidewalks and Streets**
 - a. Parking on curbs and sidewalks within Promontory Pointe is not permitted at any time. Law enforcement officials may cite and/or tow violators on public streets in accordance with local law. Violators on private HOA property, including common areas and streets within gated areas, are subject to fines by the Association per the PPHOA Fines/Violation Policy.
 - b. No vehicle shall be parked on the street opposite the flow of traffic (facing oncoming traffic) on public streets within the neighborhood. Violations are subject to citation and/or tow by law enforcement in accordance with local law.
 - c. No vehicle shall be parked in a driveway in a manner which blocks sidewalks from the free flow of pedestrian traffic. Law enforcement officials may cite and/or tow violators on

public streets in accordance with local law. Violations on private HOA property, including common areas and streets within gated areas, are subject to fines by the Association.

d. Vehicles shall be parked parallel to the street curb in the direction of traffic on public cul-de-sacs within the neighborhood. Double-parking and parking more than 18 inches from the curb is prohibited. Law enforcement officials may cite and/or tow violators parked in a non-parallel manner in accordance with local law.

e. Homeowners whose residents or guests leak significant amounts of oil on private HOA property including the pool parking lot or the streets of gated neighborhoods shall be found in violation may be held responsible for damage to the asphalt.

9. Operation of Unlicensed Vehicles Prohibited. The operation of all unlicensed gas-powered vehicles, as well as unlicensed electric/battery-operated vehicles capable of speeds greater than 15 mph, is prohibited on public streets under local law and is also prohibited on private HOA property, including common areas and streets within HOA gated neighborhoods, at all times. This prohibition includes, but is not limited to, all-terrain vehicles, mini motorbikes, and "pocket rockets" that are gas-powered and/or capable of speeds in excess of 15 mph. Law enforcement officials may cite violators on public streets in accordance with local law. Violations on private HOA property, including common areas and streets within gated areas, are subject to fines by the Association.

10. Noise. Homeowners should be good neighbors and refrain from making or causing excessive noise (e.g., from home/car stereos, bands, parties) and control their barking pets. Quiet hours are designated from 10 p.m. until 6 a.m. Sunday – Thursday and 11 p.m. to 6 a.m. Friday – Saturday. Reference City Ordinance Chapter 21, Article III, Noise.