



## **Friendly Reminder Regarding Brush & Bulk Trash Pickup**

May 25, 2023

Dear Creek Valley in Garland Homeowner(s),

It is the duty of the Managing Agent, serving under the Board of Directors, to ensure the standards set forth in the CCR's are upheld by the Owner(s) of the Association. Each Owner has the obligation to maintain their property to the standards of the CCR's, Design guidelines, and other governing rules. Non-conformity will result in Violation Notices, Fines, and possible "Self Help" actions.

**Attached for your convenience is a guide to Brush & Trash Bulk removal as part of your regular Thursday garbage service** with the City of Garland.

From the HOA Governing Documents:

**Article II Construction of Improvements and Use of Lots, Section 2.5 Uses Specifically Prohibited (e)**, details that "No Lot or other area on the Property shall be used as a dumping ground for rubbish or a site for the accumulation of unsightly materials of any kind, including, without limitation broken or rusty equipment, disassembled or inoperative cars, other vehicles or discarded appliances and furniture. Trash, garbage, or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or other disposal of such material shall be kept in clean and sanitary condition. Material incident to construction of improvements may be stored on lots during construction so long as construction progresses without undue delay."

**Article V Lot Maintenance by Owners, Section(s) 5.1 Lot Maintenance & 5.2 Maintenance of Improvements**, details the obligations of owners to maintain their property or Lot. In the event an Owner fails to comply with any provision of the Declaration, the Design Guidelines, including but not limited to any requirement contained in Article V, as well as any rule and regulation, an Owner shall be subject to enforcement actions by the Association.

**Article VI Enforcement, Section(s) 6.1 Special Enforcement Rights of the Board of the Association & 6.2 Enforcement & Subsections (a), (b), (c), (d), (e)**, detail the enforcement rights of the Board of Directors of the Association. Violation notices will notify the owner of a deficiency regarding maintenance of the property, stating the covenant that is being violated, a period in which the violation must be cured and the subsequent fine if not resolved in the period specified in violation letter and/or Fine Warning Notice. When the violation is not cured to the specification(s) of the community's rules and standards, the Board has the right to issue a notice of fine and to levy a fine in the amount of fifty dollars (\$50) for the first fine and increasing until the violation has been completely



abated. The owner has (5) days to cure the violation. After the (5) day period, the Board has the right to continue fining or enact “Self-Help”.

If a violation continues or an infraction is recurring, the Association has the right to enact “Self Help” actions where the Association may post a “Self-Help” notice to the door of the residence or send via U.S. mail and generally, after seventy-two (72) hours for non-emergency issues, may then hire and dispatch a vendor of the Board’s choice to remedy the violation as needed. All costs for remedy incurred by the Association are levied to the Owner’s account for reimbursement to the Association.

The Board’s desire is to promote aesthetic harmony throughout the community in order to have a beautiful place all Owners are proud to call home. With this in mind, this notice is to advise Owners that the Board intends to diligently pursue efforts to ensure Owners’ Lots as well as all areas of common properties within the community are properly and routinely maintained.

To view a full set of the Governing Documents please visit the Community Website at <https://www.creekvalleyhoa.com/Libraries/Governing Documents/Covenants Conditions Restrictions-compressed.sflb.ashx>

If you have any questions, please visit the Association’s website and from the “Contact Us” tab, please select “General Question” in the drop-down menu, and an Essex representative will respond promptly.

Sincerely,

Essex Association Management L.P., Managing Agent,  
On behalf of Creek Valley HOA Inc.