

Bunton Creek Common Violations

No one likes being told what to do, especially property-owning adults. While we know residents generally don't like hearing they've done something wrong, an HOA and its governing documents are your community's best tools for maintaining property values and curb appeal. Even though we don't enjoy having to notify a resident that they've done something against the Covenants Codes and Restrictions (CC&Rs), it is a critical step in maintaining your community's value.

Let's take a look at the most common violations:

Overgrown Or Dead Landscaping

Ensure that your trees, plants, flowers, and shrubs do not cause drainage issues or interfere with drivers' sight lines. Also make sure to mow and edge your property regularly, edging means to make sure no grass or weeds are hanging over on to sidewalks, driveways, or curbs. Maintaining a healthy and adequately irrigated turf will crowd out most weeds. Prevent weed growth by following these suggestions:

- Make a well-stocked border in your plant bed to prevent annual and perennial weeds from growing.
- Routinely check for weeds growing at the seedling stage.
- Once identified, remove the weeds by hand or with a garden hoe.
- When pulling weeds, ensure the entire root has been removed to prevent further growth.

Storage of Vehicles

All vehicles should be parked in the driveway or garage whenever possible. Never park on the yard, and do not block the sidewalk. If you must park in the street, please be a good neighbor by parking immediately in front of your house. RVs, jet-skis, boats, trailers and inoperable vehicles are ONLY allowed in an enclosed garage.

Overly Exposed Trash Containers

Trash containers must be stored in the garage or behind the side fence, and never in the driveway or in view from the street or neighboring lot. Place all trash containers on the street for pick-up, but never prior to the night before collection. Ensure all trash containers have been returned to storage by the last night of pick-up.

Architectural Approvals

Any improvement done to the exterior of the home needs to have approval from the Architectural Committee (ACC). This includes changing the paint color, major landscaping, sheds, pergolas, etc. Getting approval ensures that the homes appearance in the community stay consistent. To find out more about this process and how to apply [CLICK HERE](#).

Exterior Maintenance

Residents are expected to keep the exterior of their homes and driveways clean. This can be done most easily using a power washer. You should routinely clean your driveway and sidewalks to prevent avoidable damage. To power wash the exterior of your home, use a residential pressure washer. Be sure to sweep all of your surfaces, including driveways and sidewalks, before using a pressure washer. If your driveway has persistent grease stains, then scrub degreaser into the concrete before power washing.

Disposal of Trash

Tires, boxes, furniture and other miscellaneous debris should not be stored on your driveway or side of home as to be seen from the street or neighboring lot. This is an eyesore to the community and a safe haven for critters.

Untimely Holiday Decorations

Remove Holiday decorations within a reasonable amount of time (approximately 10 days). Be aware of this regulation while decorating for the holidays, and plan ahead by preparing for storage. Keep the packaging that your decor arrives in; fill the storage boxes with all the supplies needed to pack away decor, including sandwich bags, tissue paper and boxes.

Poor Pet Etiquette

As a resident, you must take responsibility of any pets by walking them on a leash and disposing of waste properly. Pets are also not allowed to make an excessive amount of noise that a neighbor would consider a nuisance. This will keep your neighborhood safe and clean, and help you train your pet.

Sporting Equipment

To keep the consistence of appearance for the community any and all sporting equipment including basketball goals, both permanent and temporary, trampolines, and playscapes must be located in the backyard unless approval has been granted by the Architectural Committee (ACC).

Reckless Residential Driving

There are many children in the neighborhood. Keep this in mind while observing the 30 mph speed limit. Drive slower if conditions warrant, and stop completely at all stop signs. Watch for pedestrians crossing the street. If you are parking on the street, please refrain from parking within 30 feet of any intersection to allow for other residents to enter and exit safely. These precautions will ensure the safety of all residents in and out of the vehicle.

For more detailed questions about a violation please reach out to your Community Manager Abraham Salazar at 512-620-7095 or Abraham.Salazar@fsresidential.com. You can also respond to the letter through our website by

[CLICKING HERE](#).

