

GREAT NORTHWEST COVENANTS, CONDITIONS & RESTRICTIONS

ARTICLE VI, USE RESTRICTIONS

Property Use Standards and Guidelines

These guidelines are provided to homeowners and residents of the Great Northwest as a guide with which to maintain a harmonious community of well-maintained homes, yards and property values. All homeowners and residents are responsible for compliance with the Covenants, Conditions & Restrictions (CC&Rs), upon which these standards are based. Note that the Architectural Control Committee (the ACC) and the Deed Restriction and Architectural Control Officer are great resources for information about specific improvements and conditions of property. The members of the ACC and our DRACO Officers know the CC&Rs well and are happy to answer questions. Contact the ACC or the Deed Restriction and Architectural Control Officer at 210-681-2983. Whenever there is a question as to whether ACC approval is required, seek their approval before starting your project.

Section 6.3 NUISANCES

Nuisances are loud, irritating or disturbing. 10 p.m. to 6 a.m. Sunday through Thursday is quiet time by San Antonio code. During the day be reasonable neighbors. The Board will consider any of the following when they are reported by several sources:

1. Calm your pets from long noisy episodes
2. Use horns minimally unless an emergency
3. Minimize the need to shout or yell
4. Contain your sound on your yard

Section 6.4 USE OF LAND

Lots in GNW are for single family homes not overnight rentals. Homes cannot be used for business or for storage of business materials and equipment.

Section 6.5 LOT AREA & FRONTAGE

Maintaining homes and front yards of homes preserves property values and makes all homes and the neighborhood look better. Seek ACC approval before making any changes and use these guidelines in caring for your home and yard:

1. Grass. Maintain lower than 8". Trim grass from hard edges including the street curb.
2. Trash & Recycle Containers. Store containers out of sight. After trash or curbside materials are picked up retrieve and store containers as soon as possible.
3. Bulk & Charity Pick Up. Clearly mark, and set out on the date of pickup, any items for city or charity pickup. Be safe: remove doors of a refrigerator.
4. Holiday Lights. Put holiday lights and decorations up 2 weeks before, and take them down 2 weeks after, the holiday.
5. Non-Decorative Items. Do not store non-decorative items in the front of the home or garage. Store such things out of sight.
6. Rain Collection Devices. Rain collection devices that visible from the street must be approved by the ACC.
7. Home Colors. Earthtone colors must be in harmony with surrounding homes and be approved by the ACC. One color can be used for trim and a second color for the rest of the house. Paint must be maintained in good condition and be uniform on all sides.
8. Siding Materials & Windows. Rotting, damaged, missing, chipped, dented, or broken wood, brick, stone, or glass siding, trim, windows or doors must be replaced.
9. Sidewalks & Traffic Signs. Trees or bushes cannot block sidewalks or traffic signs. Dead trees and bushes must be removed.
10. Basketball & Sport Goals. Moveable basketball or sport goals or nets is not allowed on the street unless in use. When not in use store upright at least 15' from the street. Permanent basketball goals must be approved by the ACC.
11. Vegetable Gardens. Non-decorative vegetable gardens are prohibited in the front of the home.

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12. Graffiti. Graffiti should be removed as immediately as possible. Contact the A-Team for help 210-681-2983.
13. Remodeling & Moving Storage Containers. Containers such as Pods or industrial trash bins may be kept in the driveway only for 30 days, unless authorized by the Association.
14. Building & Landscaping Project Materials. Materials such as dirt, sod, lumber, etc. may only be kept in the front for 2 weeks.
15. Flagpoles. ACC approval is required for flagpoles. One residential height in-ground flagpole per home.
16. Play Equipment. Children's play equipment must be installed in the back yard.
17. Roofs and Gutters. Roofs and gutters must be kept clean and in good repair.

Section 6.9 SIGNS

1. Real Estate Signs: One ground-mounted sign per property is allowed on a home that is for sale or rent. Signs noting that the property has been sold or leased must be removed within 5 days after the sale or lease.
2. Political Signs: One ground-mounted sign per candidate or ballot item is allowed for 90 days before an election, and must be taken down by the 10th day after the election.
3. Commercial or Professional Signs:
One ground-mounted sign may be put up 5 days prior to the start of work and removed no later than 5 days after work is completed.

Section 6.11 LIVESTOCK & POULTRY

1. Pet Houses. Pet houses, cages, or aquariums must not be kept in the front of a home.
2. Leashes Leash laws of the city of San Antonio apply to all dogs and cats that are off owner's property.

Section 6.13 FENCES, WALLS & HEDGES

Side and rear yard fences that can be seen from a street shall be 6' made of wood and/or masonry. No fence, wall or hedge can be forward of the front wall of the house, except decorative walls or fences with a rural character like cedar post are allowed. No yard fence can be in front of the 25' setback line.

Maintenance & Repair Fences must be kept in good repair.

Section 6.16 STORAGE OF AUTOMOBILES, BOATS, TRAILERS & OTHER VEHICLES

Definition of "Vehicle" used here is car, truck, trailer, boat, automobile, camper or similar.

Vehicles must be used day-to-day or they cannot be parked or stored on the lot or driveway, unless they are inside the garage.

1. Vehicle Height. Vehicles over 8' high are not permitted such as tractor-trailer cabs, monster trucks or delivery vans.
2. Maintenance. Minor maintenance may be done on an inoperable vehicle in a driveway but you must clean up the area the same day.
3. An inoperable vehicle is permitted on a lot IF it is screened from the street or another home. Don't leave vehicles on jacks.
4. Vehicle Covers. Fitted vehicle covers are permitted but no tarps or blankets.
5. Parking on the Lot. No vehicle can be parked on any part of the property except the paved driveway.