

Summerwood Property Owners – Quick Reference

The following is a brief summary from the Summerwood Property Owners Declaration of Covenants, Conditions and Restrictions and is not all-inclusive. This document does not supersede the Summerwood Property Owners Declaration of Covenants, Conditions and Restrictions and is only intended as a quick reference. Always refer to the Summerwood Property Owners Declaration of Covenants, Conditions and Restrictions for any legal questions/answers.

- Approval of Plans
 - Buildings erected, placed or altered require approval by the Architectural Control Committee.
- Animals
 - Only household pets (i.e. dogs, cats, etc.) may be kept.
 - Must be penned or leashed at all times
 - Animal breeding or maintaining for any commercial purpose is not allowed.
- Garbage & Trash
 - No lot may be used or maintained as a dumping ground.
 - Rubbish, trash, garbage & any other waste must be kept in covered container(s) as prescribed by the city ordinances of the City of New Braunfels.
 - Storage & disposal containers must be kept clean & sanitary.
 - Grass, weeds & vegetation shall be mowed regularly, to include drainage areas.
 - Dead trees, shrubs, vines & plants shall be removed within a reasonable time.
- Signs
 - The only signs allowed are property for sale or rent, and builders advertising the property during construction and sales.
- Set-Back Lines
 - Buildings must be at least 20' back from the front/rear property lines.
- Garage
 - Attached garages converted to living area must be approved by the Architectural Control Committee.
- Driveways
 - Parking or standing of motor vehicles on a lot in front of a residence is not allowed. Must be on the driveway or in the garage.
 - Boats & trailers may not be parked on the front lot (garage is okay).
- Nuisance
 - No nuisance of any kind shall be created or permitted.
- Obstruction of View
 - Fence, wall, hedge or shrubs on corner lots must not obstruct sight lines.
- Fences or Walls
 - May not be taller than 6', or nearer to the street than the minimum set-back lines unless approved by the Architectural Control Committee.
- Roofing
 - Exposed asphalt rolled roofing or corrugated metal roofing is not allowed.
- Noxious or Offensive Activity
 - Noxious or offensive activity which may be or may become an annoyance or nuisance is not allowed.

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- Commercial Vehicles & House Trailers
 - Commercial vehicles with more than four (4) wheels cannot be parked except temporary parking of moving and storage trucks and vehicles necessary for construction.
 - House trailers or camper trailers may not be parked on lots or in the street permanently.
- Mobile Homes
 - Cannot be placed on any lot.
- Maintenance of Lots
 - Lots must be maintained in a neat, tidy and trim condition at all times. All lots with residences constructed upon them shall be maintained in a neat, tidy and trim conditions at all times.
 - Must keep the premises, building, improvements, appurtenances and landscaping in a well maintained, safe, clean and attractive condition at all times.
- Mailboxes
 - Must be approved by the Architectural Control Committee.
- Remodeling of Residences
 - Must comply with the Declaration of Covenants, Conditions and Restrictions.
 - Must be approved by the Architectural Control Committee.
- Storage of Material
 - Only allowed during construction.
- Clotheslines
 - Clothing or other materials cannot be aired or dried except in an enclosed structure, or in an area adequately screened by plants or fencing (can't be seen from other lots or adjacent streets).
- Radio & Television Antennae
 - Antennae and aerial wires cannot be in front of the building.
 - Antennae cannot be higher than ten' (10) above the height of the living unit.
- Work on Automobiles
 - Cannot work on automobiles or other vehicles in driveways or streets.
- Window Units
 - Cannot be visible from the streets.
- Landscaping
 - All open, unpaved space must be planted and landscaped.
 - All landscaping shall be maintained in a manner determined to be adequate by the Architectural Control Committee.
- Approved Contractors
 - Contractors performing any construction of a building, structure, fence, wall, or other improvements must be approved by the Architectural Control Committee.