

VV1 Landscaping, Signs, Sales, Decorations

Landscaping The space in front and to the side of your home is managed by the HOA Landscape Committee. Please, do not dig, plant, trim, or replant in these areas without consulting with the HOA Landscape Committee. Maintenance of the landscape, except in patios, is the responsibility of VV1. Owners/residents are not to make any alterations to the landscape without first securing permission from the Board of Directors. Suggestions to the Landscape Master Plan should be made to the Landscape Committee or the Board of Directors. Owners are responsible for the flower beds in their patio area. The Landscape Committee can be contacted via The VV1Website "CONTACT US" page, or by contacting any board member listed on the front page of every issue of the Village Voice.

Article X CC & Use Restrictions section 7 Except in the individual patio areas appurtenant to a Townhouse, no planting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon said Property except such as are installed in accordance with the initial construction of the buildings located thereon or as approved by the Association's Board of Directors or their designated representative.

Patio Trees

Many patios have trees. These trees were not part of the original landscaping. Each resident is responsible for keeping the foliage in your patio trimmed. No vines are permitted on the fences, the carport or the building. Trees and bushes must be trimmed at least 18 inches off the roof, the building and the carport. It is the homeowner's responsibility to insure the trees are trimmed back so as not to touch the building or roof. The home owner will need to either trim the tree or hire someone to do this. The VV1 periodically surveys the property. If trimming concerns are not resolved after receiving a written notice to comply, VV1 reserves the right to trim the tree and bill the homeowner along with any non-compliance fines that may be assessed. If you have fruit bearing trees on your patio, branches should not extend beyond the fence line. The resident is responsible for removing any dropped fruit from patio trees from the common areas.

For Sale and For Lease Signs

1. For Sale and For Lease signs may be no more than five (5) feet square in size, and only one (1) per unit is permitted.
2. No Yard signs are permitted
3. All signage must be conventional and inoffensive in appearance, as determined by the Board of Directors or management company representative if so delegated by the Board.

Carport Sales

Carport sales are permitted, but cannot exceed once a year per townhouse. Residents may choose to participate also in an annual Village-wide carport sale, in those years such an event is scheduled. All carport sales signs may be limited by the Board and must be removed by the end of the day.

Holiday Decorations

Residents are encouraged to participate in decorating for holidays. All decorations must be removed within ten days of the end of the holiday. If window screens or porch light fixtures were dismantled, they should be restored to proper use. Any required repairs will be billed to the homeowner. Porch lighting fixtures may not be replaced unless the new fixture is approved by the Board or Architectural Committee.

VV1 Is compliant with the Chapter 202 of the Texas Property Code as regards Religious Displays and Displays of Flags.