

## VV1: Utilities and Services

**Electric** Centerpoint Energy provides the electrical power infrastructure via underground cable to your townhouse meter. The main meter and breakers for your townhouse are located on the end of your building. Know where your particular meter and electrical main shut off are located. All electrical beyond the meter is the responsibility of the home owner with the exception of the front porch, patio and car port lights. The resident(s) will supply and change light bulbs on these fixtures, but any service or changes to these fixtures are managed by the HOA maintenance teams. Damage to such fixtures from misuse or as a result of holiday lighting projects will be items billed back to the homeowner. We ask you to contribute to VV1 safety by keeping your carport and porch lights on at night as a simple security measure. You have the ability to select your electrical service provider. Learn more about Smart Meters and shopping for electric providers on the VV1 Web site. Visit the **VV1 Web: "Moving In"** pages to learn more about shopping for the best values in electrical power.

**Natural Gas Service** Natural Gas service is available in every VV1 townhome. The meter and main shut of are located in your patio area. Centerpoint Energy is the provider for natural gas. Depending on your home you may have natural gas for heat, cooking and a clothes dryer. Your meter is read monthly provided personnel can gain access to your patio. If not, you will be billed an estimated rate until such time the meter can be read. **If you smell gas inside or out (A rotten egg type odor): Step 1: Leave immediately on foot! Do not use electric switches, telephones (including cell phones) or anything that could cause a spark. Step 2: Go directly to a safe location and call both CenterPoint Energy and 911. Do not use e-mail or the Internet to contact the company about a leak, and never assume someone else has reported the leak. Step 3: Alert your neighbors.** Warn others to stay away from the leak. Abandon any equipment being used in or near the area. Do NOT attempt to make repairs yourself.

**Water Service** Your water supply enters through plumbing just outside your front door. This is where your main water cutoff valve is. It is also where your individual water meter is located. Faucets located in the front of each home are to be used for watering the landscape only; this water usage is not part of your monthly water bill. Owners receive a monthly statement with the maintenance fee that indicates the amount of water used and the associated cost. Any problem with facets, leaks, stoppage, etc., within the house is the homeowner's responsibility and they should contact their own personal plumber for service. If the pipes burst on the inside of your townhome you are responsible for having the pipes repair and the cost of such repairs. We encourage you to insulate the exterior pipes in colder weather. Visit the **VV1 Web: "Moving In"** pages to learn how to protect pipes in cold weather

**Drains and Plumbing** Any plumbing stoppage or malfunction in the sewer lines outside the home (on the common grounds) is the responsibility of VV1. Any plumbing problems with water supply lines or drains within the house are the homeowner's responsibility. Homeowners should contact their own personal plumber for service. Grease, egg shells, coffee grounds, bones and celery are items that contribute to congealed mass that causes sewer stoppage. This generally will occur in the line within your house and plumbing charges to unstop the line will be yours. It is suggested that these items be properly bagged and placed with your solid waste (trash) instead of in the sink disposal!

**Garbage Pickup** The City of Houston does not come onto private streets or property to pick up garbage. A portion of your monthly maintenance fee is spent to contract for trash pickup service, twice a week. Check the **VV1 Web site** for current pick up days. The solid waste operators utilize enclosed compactor trucks to promote cleanliness and safety. In addition, trash personnel are instructed to return the cans and lids to their proper place. Each resident is expected to furnish two (2) large containers with lids. The solid waste contractor requires trash and garbage to be bagged securely. No loose trash will be picked up. Each resident should cooperate with his neighbor in keeping the trash bin and carport area neat and clean. If the bin area becomes cluttered with leaves or errant garbage, it becomes a nesting and feeding ground for critters and rodents. Unmanaged trash bin areas will result in enforcement measures and possible fines levied against both homeowners who share the bin. Please work with your neighbor to keep your common area sanitary, healthy and tidy. Trash in common areas is picked up by employees. Please don't litter.

**Heavy Trash** Heavy trash pick-up is designated for one of the two weekly trash pick-up days at VV1. Check the **VV1 Web** pages for specific days or dates. Heavy pick-up depends on the workload and availability on any given pick-up day with our solid waste contractor. If they can remove your heavy trash items there will be no charge to you as a resident. If you know you will have a lot of items or very large items, please arrange through our Property management company, for an unscheduled pick-up at a reasonable cost. Prompt, trash removal related to any remodeling project should be handled independently and budgeted for with your remodeling contractor. If it is a do-it yourself project, you still need to budget and make arrangements for prompt removal of heavy trash. In the interest of safety, sanitation, and appearance, the Association reserves the right to levy fines for trash in the driveway or carport areas that is not promptly removed.

**Recycling** There is not recycling pick-up service on site for VV1. Residents are encouraged to recycle as often as possible; however, items collected for recycling must be kept within your fenced-in patio area, so as not to distract from the VVI grounds and / or sanitation standards. A list of recycling resources can be found on the **VV1 Web** site.

**Cable TV** Traditional coaxial cable for "Cable" TV is not prewired into Victorian Village townhomes, however a previous owner may have had such an installation. Should you require a new installation, there are some rules about cable on the exterior of your building.

- (1) Installers must bury any cable connections installed on the ground
- (2) any cable on the exterior surface of your townhouse, must be installed inside a conduit.
- (3) Installing cables on the outside from the front of the townhouse to the back of the townhouse and or from the back to the front requires approval from the Board of Directors to verify that it is an acceptable ACC installation.

**Traditional Telephone, DSL or "U-verse/Modem" style wiring** This wiring was prewired into the townhouse. The responsibility for its proper functioning is the responsibility of the home owner. Your cable or phone company provider may offer you service or protection plans. The wiring inside the townhome is your responsibility. Some alarm and security systems may require a "hard-wired" active phone line that uses this wiring.

**Satellite Dishes** Satellite Dishes are generally installed on poles or stands within the resident's patio. Satellite dishes are allowed on balconies; however no part of the dish or antenna may extend beyond the balcony railing line.

Satellite dishes may not be mounted:

1. On rooftops including the patio cover roofs and the carport roofs
2. On window sills
3. On outside walls
4. On fence or fence posts

No holes may be drilled on outside wall, roof, or window or in a balcony railing line.

All cable on the exterior surface of your townhouse, must be installed inside a conduit.

These rules are in accordance with FCC Over-the-Air Reception Devices (OTARD) rules.

They are enforced at Victorian Village One.

Usability Note: Using a dish to receive satellite signals requires a clear line of sight to the southern sky. If your front door faces south and you do not have a balcony, you will not be able to receive satellite signals. Also if trees obstruct the view of your southern sky from your patio or balcony you will have trouble receiving satellite signals.

This from one provider:

*To receive DIRECTV® programming, your home needs a clear view of the southern sky, unblocked by trees or buildings. Most dishes are installed on a roof or balcony, but other arrangements can be made to accommodate your structure and preferences as long as the dish is installed outside.*

**Pest Control** Pest control in and around your home is up to the homeowner. VV1 does provide and refresh rat bait traps in the car port areas near the trash bins, please do not move or remove these. The responsibility to assure food, and water are not available to rodents and critters, rests with each resident. Clean trash bins, containers with lids, and bagged secured trash are the 3 most important elements in the patio area. Any pests inside your home fall under your responsibility to manage and affect treatment plans. Keeping the attic clear of critters is important. Residents are responsible to alert VV1 of any places where access to attic space may be happening. VV1 will make sure all attic venting is properly screened preventing access. Animals in the attic can gnaw through electric wiring, doing untold damage and creating fire hazards in a very short amount of time. While pest control inside your home and storage shed is up to the owner, VV1 Maintenance crews can provide traps to try to help catch critters in the attic space. Severe weather changes will affect insect and bug presence. Ants often come to the surface after rains and while the VV1 maintenance staff as well as out contracted lawn and grounds teams will treat mounds as needed, however this cannot be done effectively in wet weather. Because of mosquito borne diseases, residents are urged to make sure there are no buckets, bowls, containers, or tires and such on your property that can collect and hold standing water. This serves as breeding grounds for mosquitos. For more detailed ideas on pest control see the **VV1 Web** pages.

**Signs and Business** (See also: *Section 5 Article X Use Restrictions in CC&R*)

1. For-sale and for-lease signs may be no more than five (5) square feet 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),
4. No business activities of any kind whatever shall be conducted in any building or in any portion of said Property.