

***Tenants Responsibilities regarding Common Rules and Regulations
Amongst Bryan and College Station Subdivisions and Home Owners Associations***

There are many common rules and regulations which can lead to fines in various areas of Bryan and College Station. Such areas include but are not limited to the subdivisions of Edelweiss Gartens, Edelweiss Estates, Dove Crossing, Sun Meadows, Horsehaven, Carter Creek area, Oaklawn area, Southwood Valley, Steeplechase, and Southern Trace. Violations of HOA or City Ordinances which are caused by the inactions or actions of tenants or their guests will be billed against the property. In many of these areas the fines can escalate with repeat violations. If a fine is charged against the property it is due with the next months rent upon the tenant being notified. In addition charges of \$10 or 10 % (whichever is greater) of the amount of the fine will be added to the fine to cover Coventry Glen Realty's expenses involving fine resolution.

Most Common Causes for Fines

1. Trash Can Violations, The city requires trash cans be removed from the street within 24 hours of trash pick up., The HOA however requires that the can be kept out of sight from the front of the home, i.e. In the Garage or behind the Fence.
2. Long Grass, Both City and HOA can levy large fines for failure to mow your yard usually they require that the grass and any weeds in the yard be under 6 inches in height.
3. Trash in your yard, Trash whether it be yours or that of your neighbors that blew into your yard could lead to a fine. If you see trash it is your responsibility to pick it up.
4. Clutter and unapproved furniture in front of your house. Use of old couches or chairs, boxes etc as seating is usually prohibited by most HOA's and some zoning regulations in certain areas.
5. Parking on the grass, Parking even one wheel on the grass can lead to a fine from the city or HOA, also if a car damages under ground sprinklers the tenant will be held responsible for the cost of repairs.