



July 26, 2023

Re: Compliance with Association Rules

It is the obligation of each Homeowner in our Community to adhere to the Declaration of Covenants, Conditions and Restrictions (DCC&R's), set forth in *Villages of Prairie Commons West Homeowners Association, Inc.* Governing Documents. Our community is striving to continue to be a beautiful place in which to reside. We are all bound to conform to the Articles of our Covenants.

It has come to our attention that we have had several compliance violations or compliance related matters occurring throughout the property. As a courtesy, we would like to take this opportunity to remind all homeowners of the top 5 compliance violations.

1. Trash Containers (Removed from visibility **by Tuesday evening** and properly stored in garage or side yard.)
2. Pets/Picking up after pet.
3. Exterior Lawn Maintenance- **Including areas located between sidewalk and street.** (After two consecutive warnings a fine will be issued on account). For additional information, please refer to pgs. 2-6 of this communication for sample images and area managed by HOA.
4. Unauthorized/Unregistered/Inoperable vehicles/Parking - (**Do not park cars facing against the flow of traffic**)
5. Homeowners are **encouraged** to use motion detected flood lights within owner's property not on the road. Please refer to the [City of Plano Light Ordinance](#)

Thank you for your continuing efforts to keep our community safe and clean. Should you have any questions we encourage you to:

Please use our Web Submission Resource Tool- You can log into your Association's website at www.villagesofprairiecommonshoa.com. If you have not already registered to your Association's website, please consider doing so today. Once you are registered, you will have access to various resources and benefits. We monitor daily for fast response and resolution.

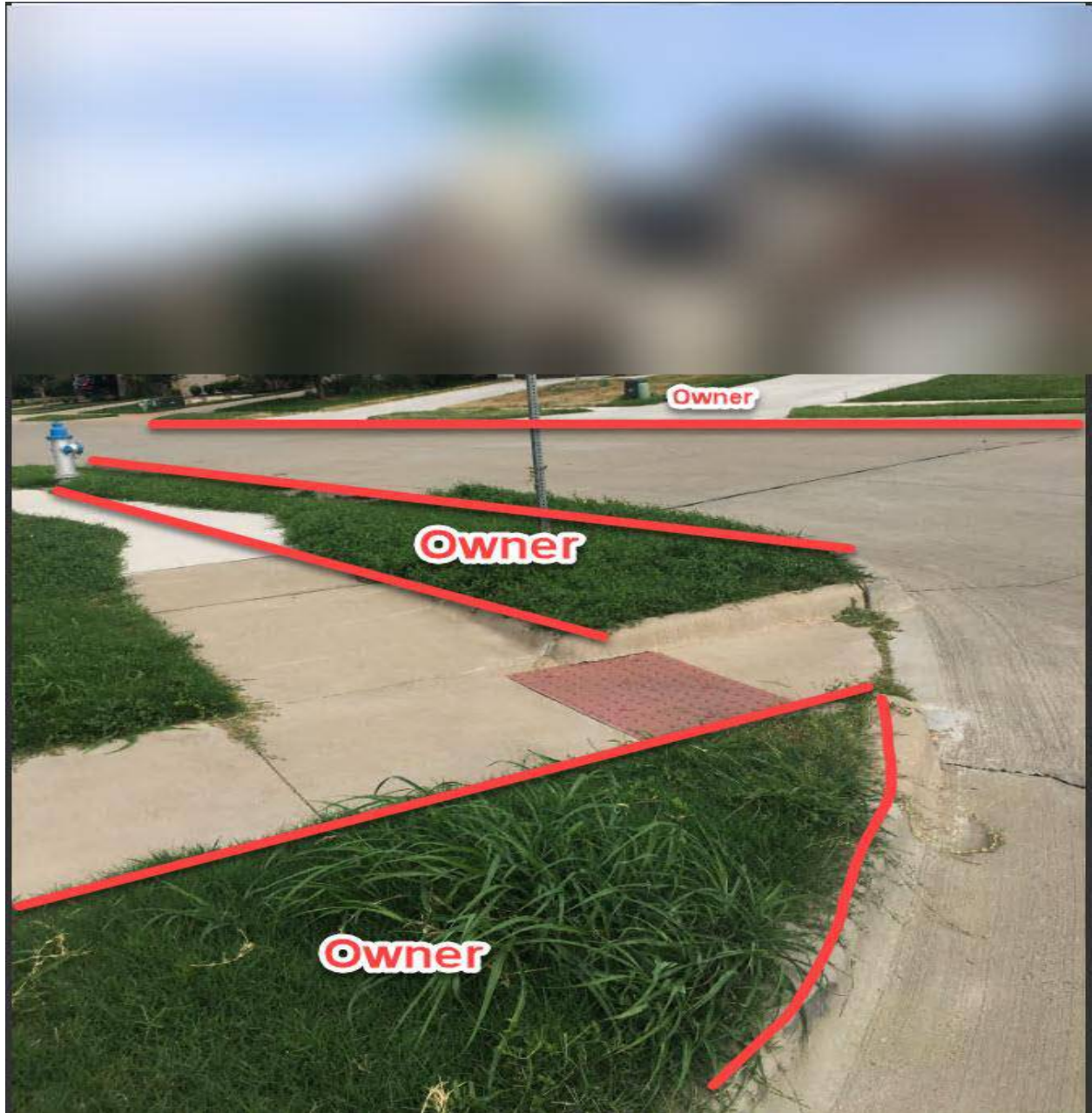
Thank you,

Managing Agent,
Essex Association Management, L. P.,
On behalf of the Villages of Prairie Commons West Homeowners Association, Inc.



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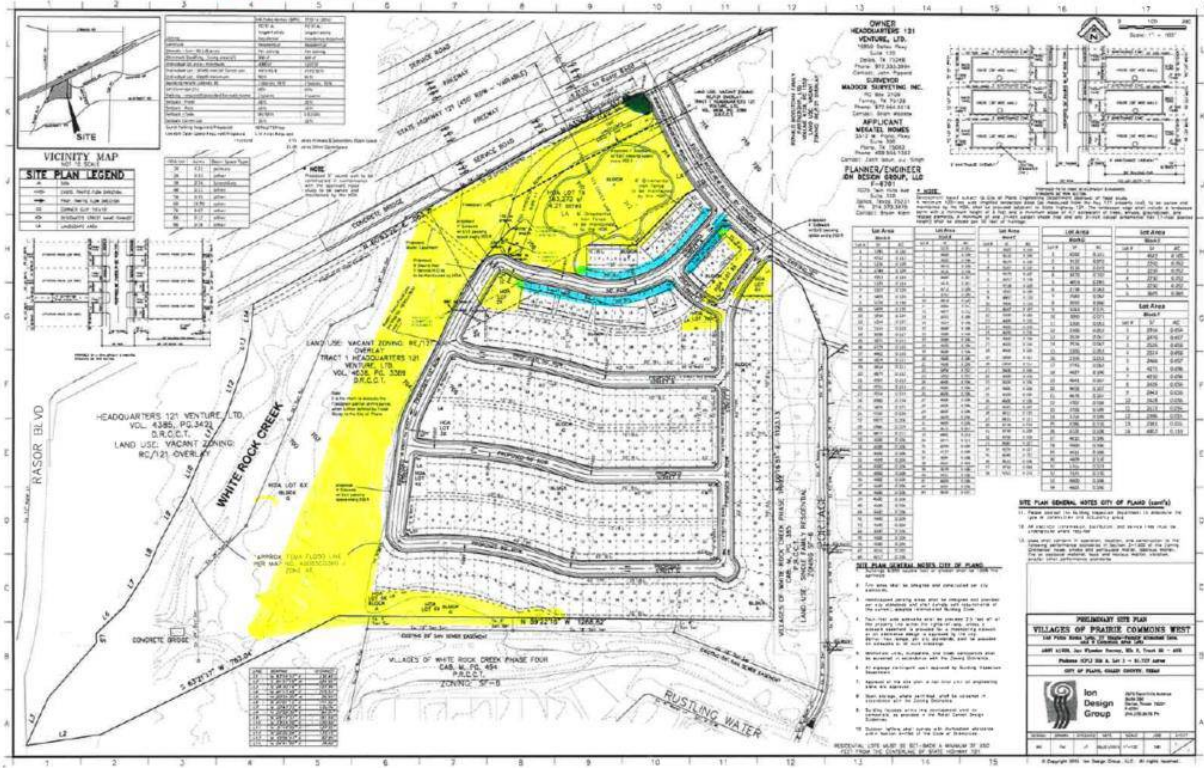
VILLAGES OF PRAIRIE COMMONS

Homeowners Association



Pg. 4

- Townhomes
- HOA
- Seasonal



7.11. YARDS. This Section applies to both Townhome and Detached Residence yards. Each section that is specific to only one Lot type will be clearly identified for clarification purposes. All yards of any Lot visible from the Common Areas, adjacent Lots or any Street, and not part of the Areas of Common Responsibility shall be maintained by the Owner of such Lot in a neat and attractive manner that is consistent with the Subdivision and such Owner shall water his yard with the appropriate amounts of water needed to keep the yard healthy and alive. The Association shall consider water restrictions should any such restriction apply. **For Townhome Lots, the Association shall be responsible for the routine maintenance of the front yards, flower beds, trees and shrubs. Periodic trimming of trees and shrubs as well as the installation of annual or perennial flowers to the front yards of a Townhome Lot. The kind of annual or perennial flowers shall be determined by the Board of Directors who may rely on recommendations of the landscaper contracted to perform such duties.** A Townhome Owner shall not remove any landscape items or interfere with the maintenance and upkeep of their front yard by the Association. If an Owner desires to not have certain periodic color changes done to their front yard a written request must be submitted to the Board of Directors and Owner must provide specific details to the Board outlining the reasons why no such color changes are desired. The Board has the sole right to determine if no such color change shall take place. *If the Board of Directors or Architectural Reviewer perceives that the appearance of yards detracts from the overall appearance of the Property, the Board may limit the colors, numbers, sizes, or types of furnishings, plantings, and other items kept in the yard. A yard may never be used for storage. All sports or play items as well as barbeque grills or other items or structures must be stored out of view at all times when not in use. No basketball goals may be used without the express written permission of the Architectural Reviewer. No basketball goal may be mounted to the exterior of the Residence or placed as a permanent structure. No synthetic turf of any kind is allowed in any portion of the front, rear or sides of any yard.* Owners of Detached Residences shall be required to obtain prior written approval from the Architectural Reviewer prior to making any major changes to their front or side yards which shall include the removal or addition of trees, landscape, yard art or ornaments, lights, or other.

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
VILLAGES OF PRAIRIE COMMONS WEST HOMEOWNER'S ASSOCIATION, INC.**

DESIGN GUIDELINES

**TOWNHOMES ARE EXCLUDED FROM APPENDIX "D" UNLESS
REFERENCE TO TOWNHOMES IS SPECIFICALLY MENTIONED**

PART ONE: LANDSCAPING, FENCES AND EXTERIOR ELEMENTS

SECTION 1.1 LANDSCAPING. This Section shall pertain to Townhomes and Detached Residences:

Upon completion of each Residence, each Residence must comply with the landscaping requirements of any applicable City of Plano ordinances and Association Rules. Notwithstanding compliance with the foregoing, the following landscape elements shall be installed prior to occupancy of the Residence:

- 1.1.1 Sod: Each Residence shall have full sod installed for the entire front and rear yard and a minimum of ten (10) feet back from the front wall face for each side yard, or to the side yard fence, whichever is greater.
- 1.1.2 Trees: A minimum of One (1) tree with a caliper of at least four inches (4") measured at a point six inches (6") above ground level and 10 to 12 feet in height at the time of planting shall be placed in the front yard of each Lot. Each Owner of the Detached Residence Lots shall be responsible for maintenance and preservation of trees located on their property and shall promptly replace dead trees within thirty (30) days of loss occurrence when favorable planting weather exists or sixty (60) days unless otherwise noticed by the Architectural Reviewer or compliance division. *The City may have a tree ordinance or tree preservation ordinance in place. Owner should check with the City before removing or replacing a tree.* Owners of Townhomes shall promptly report any dead trees within five (5) days to the Association.
- 1.1.3 Shrubbery and Planting Beds: Each Residence shall have a minimum of eight (8) three (3) gallon shrubs and two (2) ten (10) gallon shrubs. A mulched planting bed; edging is preferred but, not mandatory. Owners of Detached Residence Lots shall be responsible for ensuring proper watering and care of the shrubs and planting bed. Owners of Townhomes shall promptly report any dead shrubbery within five (5) days to the Association.