

**Mesa Forest Homeowners Rules Quick Reference Guide  
(with List of Violations and Fines)**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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This guide is a distillation of existing rules. The complete listing of Mesa Forest Covenants, Conditions and Restrictions (CCRs), Rules Parts I and II, and Bylaws may be found at [www.goodwintx.com](http://www.goodwintx.com).

**1. Parking:**

- Parked vehicles may not obstruct access to fire lanes, garages, driveways, or common areas, or be within 15 feet of a fire hydrant.
- No parking on sidewalks at any time or on streets overnight.
- Pool parking is for guests and non-ambulatory residents who drive to the pool. Spaces may be used for overnight guests. No trailers, boats, or motorhomes.

**2. Pool:**

- Five guests maximum, except at "pool parties".
- Guests must be accompanied by a resident.
- Reservations for "pool parties" are made a week in advance with the Pool Committee Chair. These parties are limited to three hours and must end by 9:00 p.m.
- Other rules posted at pool also apply.

**3. Pets:**

- A maximum of two pets weighing less than 30 pounds are permitted in one household.
- Pets must not make an unreasonable amount of noise or become a nuisance.
- Pets must be on a leash when off the owner's property.
- Owners must use poop scoops.

**4. Nuisances:** No nuisances are permitted, including issues that would cause offense, annoyance, trouble or injury to others.**5. Trash Containers:** Trash containers must be stored so that they are not visible from the street, sidewalk, or neighboring properties.**6. Sidewalk Encroachment:** No trees, shrubs, or plantings may encroach on a common sidewalk or area.

7. **Yard Signs:** No signs visible from neighboring properties are permitted in yards or the common area, except for standard realtor and home security signs and school activity sign
8. **Garage Doors:** Garage doors must remain closed except for vehicular or service access.
9. **General Maintenance:** Owners are responsible for maintaining their home, improvements, landscape, exterior paint and interior fences.
10. **Improvements:**

Exterior:

- No exterior improvements may be made without prior approval of The Architectural Control Committee ("The Committee"). Owners must make application to the property manager, including an architectural plan and materials description. After review and approval by the Committee, the application will be forwarded to the Board. Following Board approval, owners may begin work on the property.
- Exterior changes include, but are not limited to, the appearance, style, or size of doors, changes to door color/stain, windows, exterior paint, roof, walls, awnings, fencing, gates, decks, patios, terraces, walkways, and hardscape materials.
- Also included are playscapes, basketball goals, gazebos, palapas, sheds, greenhouses, and satellite dishes.

Landscape:

- No landscape changes may be made without application as described above and approval of the Committee and Board. This includes planting or rearranging plant life visible from the street or from another lot.
- Landscape changes include, but are not limited to, changes to front yard trees, shrubs, groundcover, xeriscaping, beds, tree lighting, pots, urns, birdbaths, water fountains and features, sculpture and yard art.

## Enforcement of Mesa Forest Rules and Regulations

The Association intends to enforce violations of its conditions, covenants, restrictions, rules and regulations as follows:

In order to enforce the CCR's, bylaws, articles of incorporation and rules and regulations, The Board may establish, assess and collect reasonable fines against the homeowner, including costs.

Standard fines for violations are as follows:

1. Notices:
  - A. First notice: A friendly letter specifying the violation is sent to owners, asking for their help in maintaining the esthetics of the community. The violation must be corrected within 14 days of the letter's receipt to avoid a fine of \$50.
  - B. Second notice: A \$50 fine has been assessed. This letter indicates that the violation must be corrected within 14 days of the letter's receipt to avoid an additional \$100 fine.
  - C. Third notice: An additional \$100 has been assessed. Owner will be required to meet with the Board regarding further fines. A two week notice of the hearing will be given.

If owners fail to remedy the violation within the time specified, the Board may authorize additional fines and/or authorize repairs, adding their cost as a special assessment against owners, including any legal fees or costs associated with the incident.

Owners should report violations to the Mesa Forest HOA Association Property Manager, Carmen Glassinger, and must include the owner's name.

Mesa Forest HOA Association Manager  
Carmen Glassinger  
11149 Research Blvd, Ste 100, Austin, TX 78759  
512-502-7503  
[Carmen.glassinger@goodwintx.com](mailto:Carmen.glassinger@goodwintx.com), [www.goodwintx.com](http://www.goodwintx.com)

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 7 day of January, 2015.

  
Maurice Anderson, President  
Mesa Forest Homeowners' Association, Inc.

STATE OF TEXAS           §  
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COUNTY OF TRAVIS       §

This instrument was acknowledged before me on this 7 day of January, 2015,  
by Maurice Anderson, President of Mesa Forest Homeowners' Association, Inc., a Texas non-  
profit corporation on behalf of said non-profit corporation.



*Raul Segovia Jr*  
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Notary Public for the State of Texas

UPON RECORDING RETURN TO:

Slater Pugh, Ltd. LLP  
8400 N. Mopac Expressway  
Suite 100  
Austin, Texas 78759



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

January 08 2016 09:35 AM

FEE: \$ 38.00 2016002525