



December 20th, 2023

Dear The Bridges at Preston Crossing Homeowners Association, Inc.

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 *The Bridges at Preston Crossing 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 3 compliance violations.

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| 1. Trash Containers (Removed from visibility after designated trash days and properly stored and hidden from public view. | park cars facing against the flow of traffic) (Parking vehicles in the driveway should not block common walkway) (Please |
| 2. Pets/Picking up after pet. (Owners must always clean up after their pets). | make sure to watch for kids and |
| 3. Unauthorized/Unregistered/Inoperable vehicles/Parking - (Do not | drive safely throughout neighborhood.) |

As a reminder below are the Pet Rules and Regulations:

1. **Important! Owners must clean up pet waste after their pets at all times and shall keep pets on a leash whenever outside the confines of the home or a fenced yard, if applicable.**
2. **Pets shall not be permitted to run free through the Property.**

Please refer to the below excerpts from your communities CCR's:

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.bridgesatprestoncrossing.com



10.12. Storage of Materials, Garbage, Dumping, Etc. All garbage cans shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. There shall be no dumping of grass clippings, leaves or other debris; rubbish, trash or garbage; petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake within the Properties, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff. Due to the sensitivity of the surrounding land, Owners shall use their best efforts to avoid excessive use of fertilizers.

No lumber, metals, bulk materials, refuse, trash or other similar materials shall be kept, stored, or allowed to accumulate outside the buildings on any Unit, except during the initial construction period of the improvements to the Unit. In addition, during construction the building materials on any Unit shall be placed and kept in an orderly fashion. Any Unit on which construction is in progress shall be policed prior to each weekend and during the weekend all materials shall be neatly stacked or placed and any trash or waste materials shall be removed.

10.7. Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Unit, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Board. No animals shall be kept, bred or maintained for commercial purposes. All pets shall be on a leash or otherwise reasonably controlled by the owner whenever outside a Unit and shall be kept in such a manner as to not become a nuisance by barking or other acts. The owners of the pet shall be responsible for all of the pet's actions. Pets shall not be permitted on any golf course, in any lake, or within any Private Amenity except in compliance with conditions established by the owner of such Private Amenity. If, in the sole opinion of the Board, any animal becomes dangerous or an annoyance or nuisance in the Properties or to nearby property or destructive of wildlife, they shall be removed from the Properties. By way of explanation and not limitation, this Section may be enforced by exercising self-help rights provided in Section 4.3.



10.4. Vehicles.

(a) Automobiles and non-commercial trucks and vans shall be parked only in the garages or in the driveways, if any, serving the Units unless otherwise approved by the ARB. No automobile or non-commercial truck or van may be left upon any portion of the Properties, except in a garage, if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. Such vehicle shall be considered a nuisance and may be removed from the Properties. No motorized vehicles shall be permitted on pathways or unpaved Common Area except for public safety vehicles authorized by the Board and vehicles used by the Association or the owner of a Private Amenity in maintenance of all or a portion of the Properties or Private Amenity.

(b) Recreational vehicles shall be parked only in the garages, if any, serving the Units. The term "recreational vehicles," as used herein, shall include, without limitation, motor homes, mobile homes, boats, jet skis or other watercraft, trailers, other towed vehicles, motorcycles, minibikes, scooters, go-carts, golf carts, campers, buses, commercial trucks and commercial vans. Any recreational vehicle parked or stored in violation of this provision shall be considered a nuisance and may be removed from the Properties.

(c) Recreational vehicles may be operated on the streets within the Properties only by a licensed driver in accordance with Texas law.

(d) All vehicles shall be subject to such reasonable rules and regulations as the Board of Directors may adopt, including, without limitation, the right to limit the number of vehicles permitted on each Unit.

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.bridgesatprestoncrossing.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 Bridges at Preston Crossing Homeowner's Association, Inc.

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

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