

**ROBSON RANCH VILLAS SERIES
LOCK & LEAVE**

**VILLA GUIDELINES ARE IN ADDITION TO
VILLA CCR AND MASTER HOA CCR**

The purpose of these rules is to maintain the integrity of Villa property values and create an aesthetic appearance.

ALL MASTER RR HOA, ALC RRC/GUIDELINES apply, examples:

- Flag display
- Holiday decorations
- Parked cars
- Open garage doors
- Garbage/Recycling cans timeframes to be on street

SPECIFICALLY NOT ALLOWED IN VILLAS:

- No additional yard plants
 - Landscaping is taken care of and the full responsibility of the Villa HOA contracted Maintenance Firm & covered under the additional monthly Villa HOA fee.
 - No pruning, trimming, watering or covering of plants
- No additional drip system from side faucet to pots
- All fireplaces, firepits or BBQ with open flame must be on the BBQ pad or on Patio extension outside the roof line
- No hanging hammocks
- No hanging pots
- No hot tubs
- No solar tubes or skylights
- No low density lights, landscape lighting, string lights, and/or fairy lights
- No pots/planters/art in yard/common area planting beds, gravel, cement surrounding Villa
- No sound system mounted or installed
- No pet fences, invisible fences, permanent or temporary

Homeowners will be able to install the following with a permit:

An ALC permit is required before installation. The permit fee of \$30 is good for year from date of issuance. Once permit obtained, work must be completed within 30 days. Please include picture.

- Concrete coating/pavers
 - On patio, porch, entry hall in harmonious exterior color
 - Color, design & material must coordinate front and back
- Flag bracket/flag
 - Refer to RR ALC pg. 25N
 - Location of bracket subject to approval by Villa ALC
- Roll down motorized shades/screens
 - Frame to be flush mounted where possible
 - Frame Champagne
 - Screen Tobacco Brown (80% or higher)
- Front security or storm door. Only single glass or screen pane with wood or metal border frame. Invisible screen allowed in lieu of storm door. Wood frame, metal frame and screen color to match existing exterior colors.

- Sun Screens
 - Allowed on all windows
 - Brown Only (80%) - Not Black
- TV, however it is the responsibility of the homeowner to repair any damages that may occur during installation or through use.
 - Must comply with RR Nuisance restrictions
- Patio extension
 - Distance from home not to exceed BBQ pad depth, with to be consistent with existing patio
- Hose pots: on crushed granite, porch or patio
- Motion detectors, exterior lighting devices for porch & entry hall only, not visible from the street, must shine downward.
 - Submit picture and description of device or fixture.
- Satellite Dish
 - Homes have been pre-wired
 - Satellite service (Dish, Direct TV) installation must be done through the approved Villa HOA contractor. The dish must be mounted to the Dish paddle at the apex of the roof.
 - May not be placed on the ground.
- Key lock boxes mounted near front door, KNOX lock only.

Homeowners will be able to install the following without a permit:

- Portable/free standing BBQ, on a pre-installed BBQ pad, not under the roofline.
- Wall art
 1. Near door and at back patio only
- Patio, porch, entry hall furniture
- Patio, porch, entry hall – **limitation on items other than furniture**
 2. Liberty - 5 items
 3. Freedom, Heritage, Legend – 10 items
 4. Front porch – 4 items
 5. Front entry hallways – 2 items

Homeowners will be able to install Holiday Décor with Strict adherence to the dates of Thanksgiving Day-January 15 no permit will be required:

LIGHTING:

- String Lights or Net Lights on Patios, Porches and Entry Halls.
- String Lights or Net Lights on bushes.
- Projector Lights will be allowed in your landscape beds.
- Christmas String Roof Lighting only is allowed on your Villa with the use of clips. This is the only item that can be installed beginning November 1, since many will contract installation.
- Christmas Lighting on Villa is not to be turned on until Thanksgiving Night.

Holiday Décor Restrictions

- No nails in the roof or stucco for holiday décor or Christmas lights.
- No Christmas lights in trees.
- No large or excessive items (to include Blowups) in the lawns or landscape beds.
- Holiday music on the exterior of the Villa must follow Robson Ranch noise guidelines.

All Villa residents are reminded that they must comply with the CCRs of Robson Ranch Denton Resort Community. Specifically pg. 48, 10.3 – “if any portion of any lot is maintained or used so as to present a nuisance, or to substantially detract from the appearance or quality of the surrounding lots and/or other areas of Robson Ranch Denton Resort Community.....”

Damage caused by Homeowner:

Any damage caused by the homeowner installed items must be repaired by the homeowner at their expense. The cost of all Villa repairs caused by a homeowner added item is the financial responsibility of the homeowner.