

## Help Keep Brentwood Estates Beautiful

And

## Protect Our Investments

The Brentwood Estates HOA is a Texas non-profit corporation responsible for maintaining the common areas owned by the HOA and providing architectural control and compliance with the Covenants and Bylaws. Keep in mind that the Covenants and Bylaws are meant to protect the rights of each individual while maintaining an agreeable limit of decorum to ensure that a neighbor's property values and way of life are not adversely affected.

Overall, the homeowners of Brentwood Estates have proven to be good neighbors making our community one to enjoy living in. As fellow homeowners, we share the same motivation to ensure that our investment in our homes is looked after while protecting and preserving the rights of all homeowners. Several concerns relating to the Covenants and Bylaws have recently been brought to the attention of the HOA and we feel it is time to review all homes in Brentwood Estates for compliance with the Covenants and Bylaws.

We request that each homeowner review the Covenants to ensure their property is in compliance. A complete copy of the Covenants and Bylaws is on our website at <http://www.brentwoodestates.com>. Please contact the Architectural Control Committee ([acc@brentwoodestateshoa.com](mailto:acc@brentwoodestateshoa.com) or 817 656-7642) for any questions on interpretation of the Covenants.

Individual Covenants that we are most concerned with are as follows:

**7.01 Maintenance of Lots.** Each owner of any Lot shall maintain the lot and shall maintain and repair any structure, building, single family residence or improvement on the Lot in a neat, clean and orderly manner. In the event an Owner of any Lot shall fail to maintain the Lot and the improvements situated thereon in a neat and orderly manner, Declarant, the Association, or the Architectural Committee shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and exterior of the buildings and any other improvements erected thereon, all at the expense of such Owner. Each Owner shall undertake appropriate seeding, watering and mowing of all lawns, pruning and trimming of all trees, hedges and shrubbery so that the same are not detrimental to adjoining Lots, obstructive of a view of street traffic or unattractive in appearance.

**8.15 Storage of Automobiles, Boats, Trailers and Other Vehicles.** No motor vehicle or non-motorized vehicle, recreational vehicle, trailer, boat, marine craft,, hovercraft, aircraft, machinery or equipment of any kind may be parked or stored on any portion of a Lot for more than twenty-four (24) hours in any seventy-two (72) hour period, unless such vehicle is completely concealed from public view inside a garage or other enclosure approved by the Architectural Control Committee, except passenger automobiles and vans, motorcycles, trucks, no larger than one (1) ton, or pick-up trucks with attached bed campers that are in operation condition with current license plates and inspection stickers and are in daily use as motor vehicles on the streets and highways of the State of Texas may be parked in the driveway on a Lot. Any parking area for a recreational vehicle must be behind the single family residence and surface of such parking area must be paved. This covenant shall not apply to any vehicle, machinery or equipment temporarily parked and in use for the construction, repair or maintenance of a single family residence in the immediate vicinity. Occasional brief parking along the curb of any street for invitees of an Owner is not prohibited hereby.

Areas that we feel need improvement

Motor Homes must be completely concealed from public view

Only occasional brief parking of vehicles overnight on the street

Non-operational vehicles must be completely concealed from public view

Regular mowing of lawns and pruning and trimming of all trees, hedges and shrubbery

During the next several weeks the Board of Directors and the Architectural Control Committee will be walking the neighborhood to review homes for Covenant compliance and contacting property owners whom we deem in non-compliance.

As always, we welcome your input on properties or policies that you feel need improvement. Let's all work together to maintain Brentwood Estates as one of the premium property areas in Keller.

A handwritten signature in black ink, appearing to read "Michael Webster". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael Webster, President for the Board

Brentwood Estates Homeowners Association

May 25, 2012