About Community Living

Membership Means Organization

Rules & Regulations

Your Community Association is a non-profit corporation registered with the State of Texas. As such, it is managed by a Board of Directors whose purpose is to oversee the maintenance and operation of all common areas and facilities. The Board is also responsible for governing your community in accordance with the provisions of the CC&R's, Bylaws, and the Articles of Incorporation.

What are the CC&R's?

Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

What are Bylaws?

The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, the terms of the Directors, the members' voting rights, required meetings, as well as other specific items that are necessary to run the Association as a corporation.

Are There Other Rules?

From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board. Architectural guidelines adopted by the Board will include procedures for submitting requests to make exterior changes. The purpose of these guidelines is to control and protect the visual integrity of the community.

Membership Means Cooperation

Assessments

Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses.

Your monthly assessment is due on the first day of the calendar month following your escrow closing. Your assessment thereafter is also due on the first day of each month.

What If You Don't Pay Your Assessments?

Hopefully, that won't be a problem. However, payments received after the first of the month are subject to a late charge. Since billing is a courtesy and not a requirement, failure to receive a statement does not negate your legal responsibility to pay your assessment. Unfortunately, non-payment can lead to legal proceedings.

Membership Means Participation

Making Your Community Work

Since your Community Association is a corporation by law, a governing body, the Board of Directors is required to oversees its' business

Most Frequent Rules Violations

- Making exterior improvement WITHOUT prior written approval of the Architectural Committee (antennas, fencing, trees, etc.)
- Parking (Not utilizing proper areas for parking, RV parking)
- Driveway Oil Stains

The Board is responsible to enforce the CC&R's and Rules. You can make a difference – Thank you!

~Hidden Trails Community Association, Inc.