

Townhomes of Tuscany Square Owners' Association, Inc.

Professionally Managed by SBB Management Company

An Accredited Association Management Company

8360 LBJ Freeway, Suite 300

Dallas, Texas 75243

(972) 960-2800 Fax (972) 991-6642

April 2018

To All Homeowners:

Community Pool

The pool will be open Saturday, May 19th through Sunday, September 23rd. **Pool monitors from Applied Operations Security & Investigation Services have been hired by the HOA and have the authority to enforce the pool rules.** Please review the enclosed rules with all members of your household and pool guests. The rules are also posted at the pool. **The pool rules are in force at all times to ensure the safety and enjoyment of our residents. It is important that residents and their guests understand that if they are unable to abide by the rules, they may be asked to leave and may risk losing their privileges to use the pool.** Please do your part in making the pool safe and enjoyable for all residents. If you do not have a pool key, please email Vanessa Burch at SBB Management, v.burch@sbbmanagement.com. Replacement keys cost \$50.

Landscaping

We remain under the City of Frisco water restrictions. Please hand water your shrubs and trees during the allowed hours to supplement the irrigation system as needed. Watering is allowed on Tuesdays outside the hours of 10:00 a.m. and 6:00 p.m. Remember that owners are responsible for replacing dead shrubs/trees. If you are replacing shrubs in the beds by your sidewalk or in between the driveways, ACC approval will not be required if you replace the shrubs with pre-approved shrubs listed on the approved list in the design guidelines (available on the website – see URL below). Superior Landscapes is our landscape company that maintains our front yards, common areas, and irrigation system. They also offer backyard mowing and shrub replacement for a fee. Please contact Steve Wilschetz, SWilschetz@superiorlandscapes.biz for more information.

Driveways and Sidewalks

The repair and replacement of driveways and the sidewalks leading to the front door are the homeowner's responsibility. Uneven concrete due to large cracks, rebar showing, or large pieces of missing concrete are safety and potential liability issues. Please take time to inspect your driveways and sidewalks for any repairs that need to be made.

Recurring Issues

Some of the recurring issues we continue to have are trash/recycle cans being left out after the Tuesday service day, not picking up after dogs, overgrown back yards, and vehicles parking in the HOA parking tracks. Dogs must be on a leash at all times when outdoors in the community. We have also been experiencing issues with bulk trash and furniture not being disposed of properly. Remember that commercial vehicles or vehicles with advertising are not allowed to be parked overnight in a driveway or on the street within the community. Also, please take time to review the Parking and Towing Policy and Parking Rules and Regulations. With your cooperation, these issues and others can be eliminated.

ACC Applications

Remember to submit an ACC application (available on the website – see URL below) for approval **prior to making any changes** to the exterior of your townhome, including modifications made to the back yard, if they involve changes to landscaping, or additions such as patio covers or decks. Any irrigation system repairs that are required due to modifications will be at the owner's expense. Permits from the City of Frisco are required prior to the construction of new or replacement fences and patio covers. Seasonal fabric patio canopies/gazebos also require ACC approval prior to installation.

Offsite Owners

A reminder to offsite owners that it is **YOUR** responsibility to update your contact information, communicate the community deed restrictions to your tenants, and make payment of any fines incurred. Also, according to our deed restrictions, owners shall give the Association, in writing, within 30 days of the effective date of such sale or lease, the name of the purchaser or lessee of the Lot. Please use the enclosed form to provide these information updates.

Thank you for supporting the Townhomes of Tuscany Square Homeowners Association. With everyone's combined effort, Tuscany Square will continue to be one of the best places to live in Frisco. If you have any questions, please contact Community Manager Vanessa Burch by phone at 972-960-2800, ext. 306 or email at v.burch@sbbmanagement.com.

Your Board of Directors

www.tuscanysquaretownhomes.com

Townhomes of Tuscany Square Pool Rules

**Pool Hours: Sunday – Thursday 8:00 am – 10:00 pm
Friday – Saturday 8:00 am – 11:00 pm**

1. Pool is for use of the Tuscany Square Townhome residents only. You must have a key to enter the pool area. Do not let people in who do not have a key.
2. Limit of two (2) guests **per household**.
3. I.D. may be requested for proof of residency.
4. No abusive language, loud radios, or excessive noise permitted.
5. No playing in fountains.
6. No running, diving, rough play, pushing, wrestling, or tag games in the pool area.
7. No skateboards, skates, bicycles, or sharp objects are allowed in the pool area.
8. No glass containers or grills permitted in the pool area.
9. No eating in the pool. No alcoholic beverages of any kind are permitted.
10. No smoking in the pool area.
11. No pets are permitted in the pool area.
12. Only proper swimming attire shall be worn in the pool. No cut-offs, diapers, or underwear.
13. No one under the age of fourteen (14) shall use the pool unless accompanied by an adult of eighteen (18) years of age or older.
14. Swim alone at your own risk.
15. No littering. Please use trash cans.
16. Only one person floats allowed in the pool.

NO LIFEGUARD ON DUTY.

IF THESE RULES ARE NOT FOLLOWED, YOU MAY BE ASKED TO LEAVE.

Townhomes of Tuscany Square Website

www.tuscanysquaretownhomes.com

The website is your one-stop shop for all HOA news. Simply click on the Registration link at the top of any page, set up a username and password, provide some basic information identifying you as a resident, and any additional information in the "Share Your Personality" section. So check it out!

The following policy was approved by the Tuscany Square Homeowners Board of Directors on January 26, 2015.

Townhomes of Tuscany Square Parking and Towing Policy

The Declaration of Covenants, Conditions and Restrictions for Townhomes of Tuscany Square (The "Declaration"), grants to the Board of Directors, the authority to promulgate Rules and Regulations from time to time.

Article 2, Section 2.2(b) of the Declaration discusses the Parking & Vehicle Restrictions within the community.

Article 5, Section 5.2(e) of the Declaration provides that the Board of Directors shall have the power and authority to prescribe rules and regulations which extend to and cover use of the Common Areas. The parking tracts located at or adjacent to the Association's Common Area facilities constitute Common Area property and are subject to the Association's right to publish and enforce reasonable rules and regulations. Therein,

Given the authority as cited above, the Board of Directors hereby establishes the following policy containing applicable rules and regulations:

Any violation of the attached Parking Rules and Regulations may result in the towing and storage of the violating vehicle without notice and at the risk and expense of the vehicle owner or operator, pursuant to Chapter 2308 of the Texas Occupations Code:

Nothing within this policy shall be deemed to negate or change any provision within the Declaration pertaining to prohibited vehicles. However, any prohibited vehicles (as defined by Article 2, Section 2.2(b) of the Declaration) shall also be subject to this policy.

The Board shall cause to be installed, on Common Elements, signs that comply with applicable law (Subchapter G of Chapter 2308 of the Texas Occupations Code) prior to the towing of any prohibited vehicles or abandoned vehicles. These signs must be in place for 24 hours before any removal of a vehicle pursuant to this Policy may take place.

Any vehicle towed pursuant to this Policy must be towed under applicable Texas law. Unauthorized or inoperable vehicles on the Property will be towed.

THE ASSOCIATION IS NOT LIABLE FOR ANY COSTS, EXPENSES, OR DAMAGES RELATED TO THE TOWING OF ANY VEHICLE THAT IS PARKED IN VIOLATION OF THE PARKING AND TOWING POLICY AND PARKING RULES AND REGULATIONS.

Townhomes of Tuscany Square Parking Rules and Regulations

All vehicles owned and/or used by owners or occupants, other than those owned and/or used by short term guests and/or visitors, shall be parked in the owner's driveway and/or garage to the extent that garage space is available. Garages shall not be used for storage or otherwise if such use makes the garage unavailable for parking or storing vehicles.

No owner or occupant owned vehicles may be parked in tracts located at or adjacent to the Common Area unless the owner or occupant is contemporaneously using and enjoying the Common Area facilities.

Only short term visitor parking, as defined below, is permitted at the Common Area facilities.

No vehicle can be parked for more than 72 hours at the Common Area facilities. Any exceptions must obtain pre-approval in writing from the Association's management company.

All vehicles parked in the Townhomes of Tuscany Square Community must be in proper working condition and must display valid license plates, registration and inspection from the state in which the vehicle is registered. Inoperable and/or unauthorized vehicles are prohibited from being parked in the Tuscany Square Community and are subject to immediate towing.

If a violation has not been cured after the owner receives notice of the violation, the Association will continue the enforcement process in accordance with the Declaration, which may include, but is not limited to, levying violation fines (if applicable) and/or employing self-help remedies, i.e., towing of vehicles.

Townhomes of Tuscany Square Contact Form

Property Address _____

Owner Information:

Name _____

Offsite Address (if applicable) _____

Telephone Number _____

Email Address _____

Tenant Information (if applicable):

Name _____

Telephone Number _____

Email Address _____

**Please fill out and return to:
SBB Management Company
Attn: Mallory Dombrowski
8360 LBJ Freeway, Suite 300
Dallas, Texas 75243
m.dombrowski@sbbmanagement.com
Fax 972-991-6642**