

Harrington Homeplace Homeowners Association

Summary of HOA Regulations

As you settle into your new home, unpacking, arranging furniture, hanging draperies, and all the other things that bring your focus to the interior of your new home, we understand you may not have time to review all the information included in your closing papers which include the Associations Governing Documents. So we have included some of the most important information in this packet just to make your adjustment to your new community that much easier.

Participation in the Association is mandatory and several pages you signed at closing were related to the Association. These pages are typically part of the Deed of Trust and are covered in detail in the Planned Unit Development Rider.

Harrington Homeplace Homeowners Association is a Texas non-profit corporation and is subject to various local, state and federal laws. The rules and regulations that govern the operation and management of the HOA are contained in the Association's Governing Documents. Everyone living in the HOA is subject to these regulations. They are all available on our website at www.harringtonhomeplace.org/documents and include:

1. Covenants Conditions and Restrictions & Amendments 1, 2, 3 and 4
2. Bylaws
3. Articles of Incorporation
4. Policies – these are contained in the document Certificate and Supplemental Memorandum of Recording of Dedicatory Instruments. Policies cover topics such as Payments Plans, Application of Payments, Record Reproduction, Document Retention, Solar Energy Devices, Roofing Material, Rainwater Collection and Political Signs.

We urge you to familiarize yourself with these.

Some of the more significant points to note are:

1. Payment of the annual dues assessment is mandatory. An invoice is sent on January 1. The Board has implemented a Payment Plan Policy which can be used in certain hardship situations.
2. The Association implements standards, rules and guidelines regarding the maintenance and upkeep of the exterior of homes and yards that are appropriate for our neighborhood. These can be more strict than the minimum standards imposed by the City of Plano.
3. Modifications to the exterior of your home must be approved by the Association's Architectural Control Committee (ACC) prior to starting any work. This covers most modifications to the property exterior. Some examples are replacing a fence, roof, painting, changes to landscaping design and plantings, adding solar panels and rain collection devices. Replacing some plants and minor landscaping changes are excluded.

If you are not certain whether your modifications require approval, please contact the ACC.