

SEPTEMBER 2019

IN THE LOOP

THE TOWNHOMES AT CANYON CREEK

Community Policies

To Grill or Not To Grill, That is the Question.....

***** NOTICE*****

--- Per City ordinance open flame cooking devices shall not be stored or used on a balcony or within 10ft of combustible material.

308.1.4 (Open-Flamed Cooking Devices) is amended by deleting the section including exceptions in its entirety and replacing with the following:

Section 308.1.4 (Open-Flame Cooking Devices).

Charcoal burners, liquefied-petroleum-gas fueled cooking devices, and other open-flamed cooking devices shall not be stored or operated on combustible balconies or within ten feet (3048 mm) of combustible construction.

If any grills are left in common area they will be removed from the property.

OVERVIEW:

- We are working diligently to improve Canyon Creek and create a great place to call home! With everyone's helping hand, we can keep the community clean and safe!
- Please review the attached community policies and help us have a great year.



****NEW** TEXT ALERT SYSTEM
this year for all onsite residents
and tenants. This replaces the old
text alert system!**

**To enroll text BHSHOA CC
to 25827**

Canyon Creek

Community Policies



PARKING IT IN

- **DO NOT PARK IN NO PARKING ZONES, TOW AWAY ZONES OR FIRE ZONES. NO VEHICLES ARE ALLOWED ON THE GRASS AT ANY TIME.** (The City of College Station Ordinances requires Fire Lanes to be clear at all times and prohibits parking on the grass.)
- Cars with flat tires, expired License Plates or Inspection Stickers will NOT be allowed to remain on the property.
- **DO NOT work on your vehicle(s) on the property.** No large Commercial-type vehicles, Delivery Trucks or Recreational Vehicles (Campers, Motor/Mobile Homes, Trailers, Travel Trailers, Boats or Water Craft of any kind) will be permitted to park on the property. Please caution or inform your guests!
- **DO NOT PARK IN YOUR NEIGHBORS PARKING SPACE!** Canyon Creek has assigned parking spaces violators can/will be towed at vehicle owner's expense! If someone is parked in your space please call Excel Towing. Signs are located at the front of the property near the pool.

NO VEHICLE WASHING OR MECHANIC WORK PERMITTED.

SECTION 1.2

THE LIFE OF THE PARTY

Parties are allowed as long as they are kept under control. Excessive noise WILL NOT be tolerated and owners/residents are encouraged to file a complaint with the Police Department. Turn up too much and we will turn you down.

-Music-

Please play for your personal enjoyment. Stereos should be played for your benefit and not your neighbors. (Please be considerate, your neighbor may not like Old Town Road.)



-WINDOWS-

Aluminum foil and cardboard may not be placed in windows where it can be seen from the Common Areas.
ABSOLUTELY NO WINDOW A/C UNITS ALLOWED

-Satellite Dishes-

Permitted with proper authorization only, no satellite dishes are to be attached to the building, they must be placed on a pole. ---
Unauthorized dishes will be removed!!!!

-PORCH-

Front porches are not to be used as storage area, and are to be kept neat and clean. There is to be no attached hardware or fixtures to the unit.

STAY CLASSY

NOT TRASHY

GARBAGE:

Garbage and trash must be put in plastic bags. Please use the dumpsters that are located in several areas around the property. **DO NOT STORE TRASH AT YOUR FRONT DOORS OR WITHIN THE PATIO AREAS!** DO NOT put trash bags beside the can. If one can is full take your trash bag to the next set of trash cans.

THE TOWNHOMES AT CANYON CREEK - DOES NOT PROVIDE DOOR FRONT TRASH PICK UP OR LARGE ITEM PICK UP! The City will refuse to pick up dumpsters if there are natural debris such as tree branches or if there is large furniture items. If you have couches, mattresses or any other large furniture items **OWNERS** are responsible for haul off.



POOL:

SAFETY is the priority **ABSOLUTELY NO GLASS ALLOWED IN THE FENCED POOL AREA!** IF YOU HAVE GLASS IN THE POOL YOU WILL BE ISSUED WITH A \$200 FINE. **NO SMOKING** within the fenced pool area.

- **NO pets** allowed in the fenced in pool area. The pool could be shut down by the city if animals are caught swimming. This is a health code violation.

ALL GUESTS MUST BE ACCOMPANIED BY OWNER/RESIDENT. ALL VIOLATORS ARE SUBJECT TO CRIMINAL TRESPASS CITATIONS FROM THE CITY OF COLLEGE STATION POLICE DEPARTMENT.

-PETS-

No more than two (2) common house hold pets per unit.
All animals must be on a leash being held by a person capable of controlling the animal.

Owners are responsible for **PICKING UP THEIR PET WASTE AT ALL TIMES.** Clean up stations are located around the property.

Absolutely **NO ANIMALS** are permitted inside the pool area at **ANY** time.

TALK TO US!

BHHS Caliber Realty HOA / Property Mangement
(979)-703-1819
HOA@bhhs caliber.com

-SAFETY-

Please be aware of your surroundings, get to know your neighbors. Remove all valuables from your vehicles. Reminder to keep your unit secured at all times.

Thank you for your contribution to keeping The Townhomes at Canyon Creek a great community
- Whoop!



BERKSHIRE HATHAWAY
HomeServices
Caliber Realty