

General Information Summary for Amberwood Farms Homeowners Association, Inc.

This summary is provided for general information purposes and ease of reference only. Readers of this summary are advised to review the Declaration of Covenants, Conditions, Restrictions and Easements for exact and legal verbiage.

- Amberwood Farms Homeowners Association, Inc. is governed by the Declaration of Covenants, Conditions, Restrictions and Easements for Amberwood Farms. The DCCR's were first developed and recorded with Collin County in the State of Texas in 1998. At the time of your Lot/Home purchase you agreed to abide by all HOA requirements as evidenced by your signature in your Closing Documentation. While these requirements are legally binding and enforceable please remember that a community is best served when all its members voluntarily agree to abide by the DCCR's that govern it. As neighbors we are all interested in protecting our investments.
- Any and all exterior additions, changes, modifications, etc. to your Home, Lot, Landscaping, or Accessory Buildings require prior written authorization from the Architectural Control Committee before commencing work on the project. Should you have any questions please contact David Garrett at Guardian Association Management for assistance.

Written ACC Requests, required prior to commencing a project, may be submitted via email, fax, or US Mail to our Managing Agent at:

David Garrett; Managing Agent
Guardian Association Management, LLC.
12890 Hillcrest Road
Suite 106
Dallas, TX 75230
Phone: 972-458-2200
Fax: 972-458-2203
Email: david@guardianllc.net

- For questions concerning the Management and Operations of the HOA please contact David Garrett at Guardian Association Management, LLC.
- For questions concerning Gate Operation please contact David Garrett at Guardian Association Management, LLC.
- For questions concerning Gate Security please contact Andy Thomas via email at accessadmin@amberwoodfarms.com.
- Semi-Annual Homeowners Assessments are due in January and July.
- All Streets and Common Area in Amberwood Farms are private property and are owned and maintained by the Amberwood Farms Homeowners Association, Inc.
- All Lots in Amberwood Farms are individually owned and are governed by applicable private property statues and laws. Please observe all private property laws including those of unauthorized trespass by individuals, vehicles, and animals.
- Overnight Parking is limited to no more than two vehicles that are visible from the street or adjoining Lot; both of which must be parked behind the front building line of the house. Storage of vehicles is not permitted unless they are properly screened from view. Trucks in excess of one ton, trailers, and other equipment are prohibited unless properly screened.
- All buildings, structures and improvements are required to be maintained, repaired, painted/stained, etc. in accordance with the standards of the neighborhood.
- Air Conditioning units, swimming pool equipment, well heads, electrical panels, etc. are to be screened from view from the street.
- Garbage, recyclables, and refuse are not to be put out prior to 24 hours before collection and receptacles are to be removed within 24 hours of collection. It is recommended that all garbage, trash, and recyclable containers be stored or screened from view from the street.
- Lawns, Landscaping, and Lots/Pastures are to be maintained in accordance with the standards of the neighborhood.
- All pastures, fields, etc. are to be maintained in such a manner that vegetation does not exceed eight inches at any time.
- Building materials, rock, sand, dirt, etc. are not to be stored on any Lot in such a manner that they are visible from the street.
- Dogs are not permitted to roam the streets and common areas at any time.