



Rules and Regulations

OWNERS, TENANTS AND GUESTS

The Association has adopted the following rules to help maximize enjoyment, to maintain values, and to ensure the continued aesthetic beauty of our community. The rules apply to all owners in the UTGCC HOA and their families, tenants and guests. The rules are automatically a part of each lease, and each owner is responsible for making sure tenants have a copy of the rules and follow them. Additional rules pertaining to design can be found in the Residential Design Guideline Manual and the Golf Course Residential Development Area Declaration and Supplemental Condition 10A, 10B, 10C, and 10D.

DEFINITIONS

"Property" shall mean the land described in the Covenants, Conditions, and Restrictions, which includes, without limitation, all lots, common areas, roads, streets, greenbelts and easements.

"ACC" refers to the Architectural Control Committee.

COMMUNICATIONS and ENFORCEMENT

Please direct any repair requests, complaints, rule violations or compliments to the UTGCC Community manager through your registered TownSq found at <https://townsq.io>. More information can also be found on the community website at utgchoa.com. If the Rules are violated by the owner, owner's family, tenants or guests, the owner will be responsible for corrective action, damages and fines.

- 1) Alterations, Improvements and Repairs. All alterations, improvements, and repairs including removal of improvements including but not limited to landscaping, windows, exterior fixtures, gutters, exterior doors, and paint or stain which affect the external appearance of any lot or home, must be approved in advance by the ACC.
- 2) Landscape Maintenance. Lawns must be kept alive. Planters, shrubs and trees must be kept weeded, trimmed, and attractive. All dead foliage must be removed promptly. Sidewalks and streets must be clear of overhanging bushes and trees.
- 3) House Maintenance. All Owners have the duty and responsibility to keep their lot and improvements in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times. This includes garage door upkeep and staining. Stucco paint and trim must be maintained in their original color. All changes in color to exterior stone, stucco, and trim must be approved in advance by the ACC.
- 4) Unightly Articles. No article deemed to be unsightly by the ACC shall be permitted to remain on any lot so as to be visible from adjoining property or any thoroughfares.
- 5) Trash Containers. Trash containers must be kept within enclosed structures or appropriately screened from view. If trash containers are to be stored outside, a masonry wall to match the exterior of the house must be constructed to shield the containers from view at the street, the golf course, and from adjacent lots. Trash containers may be put out on the street after 5:00 pm of the day prior to the scheduled pick-up day and shall be removed from the street and returned to their enclosed storage locations before the end of the scheduled pick-up day.

- 6) Travel Trailers or Recreational Vehicles. No travel trailers or recreational vehicles shall be parked in the street or on or near any Lot for more than 48 continuous hours or for more than 72 hours total in any 30 day period.
- 7) Overnight Parking. No automobile or other vehicle, except those described in rule 6, may be parked overnight on any roadway within the Property. "Overnight" means the time period beginning at midnight and ending at 6:00 AM.
- 8) Boats. Boats may be parked for immediate loading and unloading only. Between April and September boats may be parked in driveways beginning Friday at 12PM and must be returned to enclosed garages or other storage locations by Monday at 8AM.
- 9) Golf Carts and Alternative Recreation Vehicles. Private golf cart and alternative recreation vehicle operators must have a valid driver's license and are subject to Texas law and must observe safe driving principles at all times. Private golf carts and alternative recreation vehicles must adhere to posted speed limits and obey all traffic signage. Private golf carts and alternative recreation vehicles may only be operated on paved streets within Steiner Ranch. When not in actual use, private golf carts and alternative recreation vehicles must be stored in the garage of a residence.
- 10) Signs. The following signs are allowed for use by homeowners.
 - a. Temporary signs for 24 hours or less, such as "Garage Sale", "Birthday", "Graduation" or "Anniversary". All shapes and sizes are allowed within reason.
 - b. Temporary signs for "New Baby" may be erected for seven (7) days. All shapes and sizes are allowed within reason.
 - c. "School Spirit or Player Signs" may be erected during the applicable school season. These signs must be no more than 2' x 3', and must not exceed 4' in height.
 - d. Realtor "For Sale" signs- One (1) for sale sign per lot, located on the lot for sale, limited to a maximum size of 2' x 3' at a height not to exceed 4' above the ground. The "for sale" sign must be located in front of the front building setback, and may not be located in any portion of the lot adjacent to a golf course lot. Signs are not allowed to be mounted in or on windows, inside or outside. "Open House" signs are allowed with the same specifications as the "For Sale" signs, but are limited to being displayed for a period two (2) hours before the open house and to be removed within two (2) hours following the open house.
 - e. Prohibited signs include all policy and belief signs of any nature.
 - f. Political signs are allowed to be posted on personal property as long as:
 - The sign is removed before the 10th day *after* the election date
 - The sign is posted on or after the 90th day *before* the election in question
 - Signs must be ground-mounted
 - Signs can be a maximum of 4' x 6'
 - Limit of One sign per candidate preference

- 11) Animals. No domestic pets will be allowed on the Property other than that of its owner unless confined to a leash. Pets may not make excessive noise. No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects and waste at all times. The owner is responsible for the immediate removal of pet defecation on shared Property.
- 12) Playscape Structures. The primary material must be constructed with a lumber that resists rotting and deterioration. Metal playscapes and swing sets are prohibited. Canopies must be a solid color, preferably green or earth tone. Setbacks are based on height and location of each structure. All playscapes must be approved in advance by the ACC.
- 13) Trampolines. Must be placed no closer than 10' to any property line. Trampolines are not allowed in the front yard.
- 14) Basketball Goals. Permanent basketball goals are permitted between the street right-of-way and the front of the residence provided the basketball goal is located a minimum of 20 feet from the street curb. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground. All basketball goals must be approved by the ACC prior to being placed on any Lot.

Source: These rules are adopted from the Steiner Ranch Residential Design Guideline Manual dated January 1, 2010, the Steiner Ranch Rules and Regulations dated July 26, 2011, and include special provisions adopted by the UTGCC board of directors on March 9, 2021. The rules apply to lots and residences within the Golf Club Community are set forth in two places: 1) the Steiner Ranch Rules and Regulations document (the "SRMA Rules"), and 2) the Steiner Ranch [Golf Course Residential] Development Area Declaration of Covenants, Conditions and Restrictions (the "GCC Declarations"). Both provisions are substantively consistent with each other, both apply to the homes within our Golf Club Community, and both will be enforced. Specific compliance with the more restrictive provisions within the GCC Declarations must be followed.