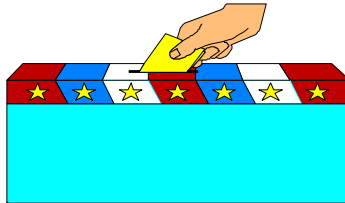


# **BLUFFVIEW HEIGHTS**

## **NEWSLETTER**



### **The Annual Meeting is scheduled as follows:**

**DATE: Thursday, May 25, 2006**

**TIME: 7:00 p.m. – 8:30 p.m.**

**PLACE: First Assembly of God Church**

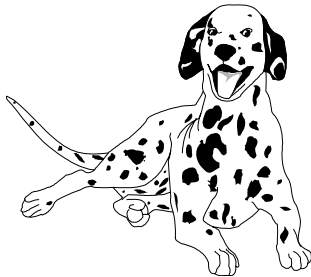
The annual meeting is for you, the resident in good standing, to voice your opinion. The election of new Board of Directors is part of the evening activities along with the review of the Association's financial statement. Are you concerned about the subdivisions appearance, improvements, maintenance or expenditures? If so, come to the annual meeting and get involved.

### **Did you know what the Declaration of Covenants, Conditions state? Below is a short review of some of the Bluffview Heights Restrictions.**

- With the written consent of the Association no Owner shall conduct more than one (1) garage sale of no more than two (2) days duration during any six (6) month period.
- No sign or emblem of any kind may be kept or placed upon any Lot or mounted, painted or attached to any Unit, fence or other improvement upon such Lot so as to be visible from public view. Please inform your contractor or supplier installing any improvement that temporary or permanent signs of any kind are prohibited.
- An owner may erect one (1) for sale sign not exceeding 2' x 3' in area, fastened only to a stake in the ground and extending not more than three (3) feet above the ground advertising the property for sale.
- Political signs may be erected upon an owner's lot, provided that such signs are not erected more than 90 days in advance of the election and removed within 15 days after the election.

## **Bluffview Heights Restrictions Continued**

- Campers, trucks, boats, boat trailers, recreational vehicles or accessories may not be kept on any Lot unless they are fully enclosed within the garage or are screened from view by a screening structure of fencing approved by the ACC, and said vehicles and accessories are in an operable condition.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except for cats, dogs or other generally recognized household pets of a reasonable number, provided that they are not kept, bred, or maintained for any commercial purpose; and provided further, than no more than four (4) adult animals may be kept on a single Lot. All such animals shall be kept in strict accordance with the San Antonio city ordinance and shall be restrained or controlled by a leash, except when they are confined within the boundaries of a private resident.



- No aluminum foil, reflective film or similar treatment shall be placed on windows or glass doors.
- Outdoor athletic and recreational facilities such as basketball goals, swing sets, and sport courts of either a permanent or temporary nature shall not be placed within ten (10) feet of the front property line of any Lot in the Subdivision and must be approved by the ACC.

- No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No cans, bags, containers or receptacles for the storing or disposal of trash, garbage, refuse, rubble, or debris shall be stored or maintained on any Lot where visible from any street except solely on a day designated for removal and shall be removed from view before the following day.
- No owner may erect or maintain a television or radio receiving or transmitting antenna, satellite dish upon any Lot unless such apparatus is erected and maintained in such a way that it is screened from public view at a point in the center of the public street directly in front of the house; and no such apparatus shall be erected without the prior written consent of the architectural control committee.
- Homeowners are to provide adequate planting and landscaping for their property; but ground cover rock must not exceed ten (10) percent of the total area of front and side yards. Lawn growth must not exceed 6" in height.
- Trees, shrubs, vines and plants, which shall die, shall be promptly removed from the Lot and replacements of equal quality or value shall be promptly installed. Remember any new improvements must first be approved by the ACC.



## **Discussion of Restrictive Covenants and Architectural Control Committee**

✦ **The Bluffview Heights Homeowners Association Architectural Control Committee (ACC) must approve any exterior improvements to your home before improvements can be started.**

✦ **The restrictive covenants, which appear in the Bluffview Heights Homeowners Declaration of Covenants, Conditions and Restrictions, are intended to benefit each Lot and other portions of the Property in order to maintain and protect the value and desirability of all the property in the subdivision. All Lots sold and conveyed are subject to the restrictions.**

✦ **Prior to the initiation of construction or improvements upon any Lot, it is the owner's responsibility to submit to the ACC a complete set of plans and specifications for the proposed improvements, including site plans, grading plans, landscape plans, specifications of materials and exterior colors, and any other information deemed necessary by the ACC. The owner shall submit the identity of the individual or company intended to perform the work and projected commencement and completion dates.**

✦ **"Improvement" is defined as any addition or change to the existing property.**

**Such as additions to homes, sidewalks, fences, landscaping, pool, patios, decks, flagpoles, basketball board, athletic equipment, radio/TV antennae, satellite dishes, backyard sheds, gazebos, exterior colors to home, changing of windows, etc.**

✦ **Upon receipt by the ACC of all the information required by Article V of the declaration of covenants, conditions and restrictions the ACC shall have twenty-one days in which to review said plans. Improvements will be of an architectural style and material that are compatible with the other structures on the property.**

✦ **The improvements will not violate any restrictive covenants or encroachments upon any easement or building setback lines.**

✦ **The improvements will not result in the reduction in the property value, use or enjoyment of any of the property.**

✦ **The improvements will be substantially completed, including all clean up within three (3) months of the date of commencement.**

⊕ If any material deviates from the approved plans in the completed improvements, such improvements shall be in violation to the same extent as if erected without prior approval of the ACC. If any change is made without the approval or in violation of the restrictive covenants, the committee has the right to tell the homeowner to remove the improvement from their property.

⊕ Requests for (ACC) approval or correspondence with the ACC shall be addressed to the Bluffview Heights Architectural Control Committee and mailed or delivered to the:

Bluffview Heights Homeowners Association  
C/O Architectural Control Committee  
7613 Tezel Road San Antonio, TX 78250

Phone 210-523-1320  
Fax 210-523-0381

## ACC Compliance



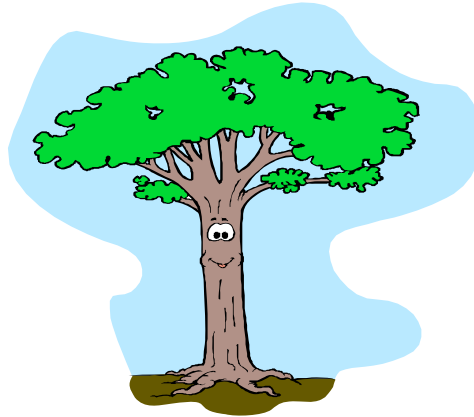
**Trash days are Tuesdays and Fridays. Please don't leave your trash out at other times.**

**Please see that all pets wear nametags and abide by the leash law. Neighbors don't appreciate having them mess in their yard or leave footprints on their vehicles. A number of unidentified pets have been removed from the neighborhood to make it safer and**

**limit the number of unintentional offspring.**

**Anyone soliciting in our neighborhood needs a LICENSE.**

**If they do not have one you can call the police or get the name of the company they represent and the association management will call and ask them to stop.**



## **TREES!!!!**

**It's that time of year again! Please trim any trees that may cause a problem in a windstorm or that may be obstructing the view of drivers or walkers. Please edge your lawn and remove any tall weeds. City of San Antonio Code Compliance states that sidewalks, streets and other public rights of way must be kept free of obstructions.**

**Overhanging tree limbs, basketball goals, fences, dumpsters, shrubbery or other obstructions in City-controlled rights-of-way are prohibited and must be removed by the owner of the abutting property.**

**Therefore, the association is requesting that you have your trees trimmed at your earliest convenience.**

**We truly do appreciate homeowners who take the time to maintain the appearance of their subdivision.**

**Thank you,  
The Board of Directors**

## **COMMUNITY ANNOUNCEMENTS**

**◆ Hi my name is Jessica Johnson. I am 14 years old. I will be 15 this fall. I am a great babysitter and pet sitter. I can also just come by and take your animals for small walks, if you like. I love to baby-sit for friends and neighbors, and I am usually available. Please call me at 545-6259. Thank You.**