LIBERTY VILLAGE | COMMUNITY RULES

Brenham, Texas | A practical guide for homeowners and renters

Important: This is a convenience summary, not a replacement for recorded covenants, current HOA rules or a lease. Rules can be amended. Confirm current requirements. Section citations refer to the Liberty Village CC&Rs unless otherwise noted.

PETS AND ANIMAL CONTROL | §2.9

Only customary household pets are permitted, subject to nuisance standards. Animals must not create unreasonable noise, odors or disturbances. Pets must be leashed or otherwise confined outdoors and must not roam freely. Do not leave pets unattended outdoors; promptly remove waste. Pets must be registered, licensed and vaccinated as required by law. The supplied CC&Rs do not specify a two-pet limit.

PARKING, GARAGES AND VEHICLES | §§2.22–2.23, 3.14

Use the garage and driveway for parking; garages are intended for at least two vehicles. Do not obstruct sidewalks, access or other vehicles. Inoperable or unregistered vehicles may not remain visible from the street or parked on roadways. RVs, trailers and similar vehicles generally may not be stored on lots, except temporary loading/unloading up to 72 consecutive hours, no more than twice in a two-month period. Consult full restrictions for exceptions.

LAWN CARE, LANDSCAPING AND DRAINAGE | §§2.11–2.13, 3.6, 3.9, 3.13

Mow lawns; maintain planting beds; control weeds and debris; prune shrubs and replace dead plants. Original landscaping standards call for a two-inch-caliper tree and at least five one-gallon shrubs per lot, subject to approved plans. Do not change drainage patterns or interfere with drainage easements. Xeriscaping requires architectural approval; gravel or rock may cover no more than 30% of the front yard or 50% of the backyard.

EXTERIOR APPEARANCE, FENCES AND IMPROVEMENTS | §§2.16–2.20, 2.30, 3.1, 3.3, 7

Obtain required Architectural Control Committee (ACC) approval before exterior changes such as fences, sheds, major landscaping, structures, visible fixtures or other modifications. Keep fences and walls in good repair. Landlord permission does not replace required HOA approval. Signs and decorations are restricted, including lease/rent signs.

PRIVATE POOLS AND OUTDOOR STRUCTURES | §§2.20–2.21, 3.8

Private pools are regulated. Above-ground temporary pools are generally not allowed unless ACC-approved. Pool enclosures/fences must meet the minimum five-foot height and applicable safety requirements. Outdoor structures may also require prior approval. The supplied documents do not establish a community pool or community-pool operating rules.

TRASH AND CLEANLINESS | §§2.10–2.11, 3.4

Keep refuse in covered containers and dispose of litter promptly. Put bins out around collection time and return them to a screened/stored location within 12 hours after collection. Keep the lot and curbside orderly.

NOISE AND NEIGHBORHOOD COURTESY | §§2.5, 2.8, 2.21, 2.24, 2.30

Avoid activities creating unreasonable noise, nuisances or hazards. Permanent basketball goals must meet placement requirements; portable goals must be stored properly and cannot block rights-of-way. Exterior lighting and decorations must comply with restrictions.

ADDITIONAL PRACTICAL GUIDANCE

Approvals, leasing responsibilities and documents to keep on hand

RENTALS AND TENANT RESPONSIBILITIES | §3.2

Rentals are permitted under the recorded declaration. Owners remain responsible for compliance and must give tenants copies of the restrictions. Tenant violations can expose owners to HOA enforcement, fines and costs. A lease should separately address tenant responsibilities.

COMMON AREAS AND AMENITIES | §§4.2, 4.15

HOA common-area use is subject to current Association rules. Parks, open areas, trails and other amenities may be regulated. Follow signs, supervise children, pick up after pets and avoid damage. Do not assume a community swimming pool is provided.

CONSEQUENCES OF VIOLATIONS | Community Manual, Attachment 3

The HOA provides a notice/enforcement process and opportunities to cure or request a hearing as applicable. The recorded fine schedule lists $25 for a new violation (potentially waived if corrected), then $50, $75, $100 and $125 for repeated violations. Amounts and procedures may have changed. Owners remain responsible when a property is leased.

APPROVAL FIRST: EXAMPLES | §§3.1, 3.8, 3.13; 2021 filed policies

Check with the ACC before changing landscaping or fences, adding outside structures, installing a private pool, mounting certain security measures or undertaking a major outdoor improvement. The 2021 Security Measures Policy provides ACC application requirements. The Community Manual separately regulates generators.

SPECIAL RENTAL POLICIES: 1005 BRISCOE STREET | Landlord requirements, not HOA rules

Proposed rental terms include up to two approved pets, dogs generally 40 pounds or less, spay/neuter and current vaccinations, and case-by-case approval. Yard maintenance and quarterly HVAC-filter service are included in rent. The lease and HOA rules apply. Assistance animals are handled under fair-housing law, outside ordinary pet rules. These are property-specific requirements, not HOA restrictions.

DOCUMENTS TO KEEP AVAILABLE

1. Declaration of Covenants, Conditions and Restrictions (2020). 2. Liberty Village Community Manual (2021). 3. Additional filed policies (2021), including security measures, religious displays, hearing procedures and procurement. 4. Current amendments, design guidelines, Association rules and rental lease.

Source note: References are to document section numbers rather than PDF image page numbers. Supplied records primarily date from 2020–2021; later board rules or amendments have not been verified.

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