



Community Standards Guidelines

This guide helps you keep your property attractive and aligned with our community standards. Following these rules helps keep our neighborhood looking good. By sticking to them, we can protect our property values and make our community a pleasing and desirable place to live.

Architectural

- Most changes that alter the appearance of your property require ACC approval.
 - This includes, but is not limited to, exterior lighting (including string lights), construction of outbuildings, home or property modifications, decks, pools, landscaping projects, playscapes, and satellite dishes, among others.
- Once approved, the improvements must be completed **as approved** within 12 months.
- Starting any work without prior approval could result in the requirement to remove the improvements from your property, at your own expense.

Common Areas & Greenbelts

- No encroachment, of any kind, is allowed into the greenbelt or common areas.
- All personal items, structures, and plantings must be kept within the boundaries of your individual property.
- No individual or group may restrict access to or monopolize greenbelt or common areas without specific permission from the management team.
- Follow all rules for community amenities. Failure to do so may result in loss of amenity access.

Fences

- Fences must be consistently maintained and kept attractive. This includes periodic staining.
- Any broken slats should be replaced and stained to match the rest of the fence.
- Structural changes to fences require ACC approval. Repairs do not.

Holiday Décor

- Holiday decorations may only be displayed 30 days before the holiday and should be removed within 10 days following the holiday.
- Holiday lights are allowed only from Thanksgiving through January 10th.

Landscaping

- Lawns and landscaping must always be maintained and attractive.
- Properties must be mowed, edged, and completely free of weeds.
- See the Landscaping Guidelines for more details on expectations.

Maintenance

- Homes must be properly maintained, including all improvements on the property.
- Ensure there is no visible damage to your home or property.

Parking

- Street parking is not permitted.
- Vehicles should not be parked across sidewalks in driveways.
- Each home is allowed a maximum of two vehicles parked outside of the garage at any given time.
- Inoperable vehicles must not be visible from the street or neighboring properties.
- Please note that vehicles with expired registrations are considered inoperable and must be removed.

Pets

- Only common domestic pets, such as dogs and cats, are permitted. Exotic pets or livestock are not allowed.
- Pets must always be leashed when outside, unless they are enclosed in the owners' yard.
- Owners are responsible for ensuring that their pets do not create excessive noise or disruption.

- Owners are required to clean up after their pets immediately and to dispose of pet waste properly.
- **Aggressive pets are not permitted. If a pet shows aggressive behavior towards people or other pets, please report it our management team. In case of a pet causing harm or injury to others, contact emergency services immediately.**

Property Usage

- Short-term rentals are prohibited. The minimum lease term permitted is six months.
- Individual room rentals are not allowed; all leases must be for the entire home.
- Businesses, including hotels or Bed and Breakfast establishments such as Air BnB and similar operations, are not permitted to operate from residences within the community.
- Residences are strictly for single-family use.

Rubbish & Debris

- Trash and recycling bins should be stored completely out of sight from the street and neighboring properties.
- Yard waste and bulk items must also be kept out of sight until collection day.
- Properties should always be free of litter and debris.

Signs

- Political signs are permitted only 90 days prior to election day and must be removed within 15 days following the election.
- One 'For Sale' sign is allowed. However, 'For Lease' or 'For Rent' signs are explicitly prohibited.
- No other signs are permitted.

Sports Equipment

- Permanent basketball goals are prohibited.
- Portable goals must be stored next to the garage or in the backyard when not in use.
- Basketball goals must always be properly maintained.
- All other sports equipment must be stored out of view from the street or neighboring properties when not in use.

Unsightly Items

- Items should not be left visible from the street or neighboring properties. Ensure that household items, landscaping materials and equipment, construction materials and equipment, grills, clutter, and similar items are stored out of public view.
- Magnetic mesh screens are considered unsightly and, therefore, are not allowed.
- Unused tree stakes are considered unsightly and must be removed.
- Pool equipment is considered unsightly and must be properly screened. Be sure to submit an ACC application for the screening.

Maintaining your property in good condition is essential for the overall aesthetic appeal and value of our community, fostering a welcoming environment. Regular upkeep includes lawn care, maintaining exterior structures, proper storage, and adhering to community decoration guidelines. We appreciate your commitment to these standards. Should you have any questions or need clarifications, please reach out to our onsite Community Standards Coordinator at BlackhawkCompliance@goodwinTX.com.