



House Rules

Created from Declaration of Covenants, Restrictions
for Whiteley Cove Townhomes
Updated 05/21/2022

1. No planting or gardening shall be done in the common areas unless approved in writing by the board of directors.

If you plant it, please maintain it. The association will not incur the cost for maintenance.

Whatever is planted may not cause damage to any structures.

Damage and cost of repair incurred as a result of gardening will be assessed to the homeowner.

Article IX, General Covenants, Section 3.

2. No modifications of any kind to the exterior of the home either to the structure or the appearance thereof shall be made without first obtaining written consent by the board of directors

ALL requests must be submitted in writing to the board.

Please allow the board of directors a minimum of 2 weeks to respond to requests.

Each request will be reviewed and considered on an individual basis depending on the request and the circumstances.

Article IX, General Covenants, Section 4.

3. Each owner shall maintain, clean and keep free from unsightly objects, the entry, porch, deck and yard of his home.

Do not clutter your porches, patios with items that belong indoors, in a garage, or in storage sheds.

Storage containers are allowed.

Storage sheds must be approved in writing by the BOD.

Personal items not removed by homeowners in common areas after notice has been given to said homeowner will be removed and discarded by the board of directors.

Personal items (bicycles, tables, fishing equipment) left out in the common areas will not be moved by lawn maintenance staff to mow/trim. Please pick up personal items.

Article IX, General Covenants, Section 5.

4. The boat slips, mooring areas, docks and related structures shall be kept free of all debris, tools, awnings, furniture, and other personal articles and shall be maintained by the association except for damages by an owner.

Do not clutter bulkhead

Do not leave personal items behind.

Please pick up your chairs, fishing equipment, hoses once you are through using,

When homeowners leave these items behind, they accumulate and create clutter.

Article IX, General Covenants, Section 7.

5. No pets may be kept or bred for commercial or business purposes, nor shall they be allowed to run at large within the property. Should household pets become a nuisance in the opinion of the board of directors they must be removed from the property.

Please keep dogs leashed when walking them on property.

No pets are allowed in the pool area at any time.

All homeowners are responsible for picking up animal waste immediately after walking their pets.

Fines will be assessed to homeowners not picking up after their animals per city ordinance.

\$500.00 to \$2000.00

Article IX, General Covenants, Section 13.

6. No horses cattle, hogs, cows, swine, sheep, goats, poultry or livestock of any kind other than pets of reasonable kind, and number ordinarily kept in residential subdivisions may be kept on any part of the common area or on any building site.

Subject to the foregoing all owners of the building sites shall be entitled to one ordinary household pet per home.

The board of directors has limited the number of household pets to no more than 2 pets per unit.

Article IX, General Covenants, Section 13.

7. The board of directors may from time to time adopt additional rules and regulations governing the use of the Common Area and the conduct of all residents and guests on the property. No actions shall be taken by the association or its board of directors which in any manner would discriminate against any owners in favor of the other owners.

ALL violations, misconduct, complaints from homeowners, and actions by the board will be kept confidential between the board of directors and the homeowner.

Information regarding the above will not be discussed or shared by the board of directors with the HOA.

Article IX, General Covenants, Section 15.

8. All grills, flammable cooking tools need to be kept 10 feet away from building sites when in use.

No person shall operate a stove, oven or barbecue pit whether portable, temporary or permanent on the premises when it is located less than 10 feet from any portion of a combustible building including but not limited to decks balconies or verandas.

The fines for violating this ordinance range from \$250.00 to \$2000.00 a day.

Code of Ordinances 308.1.4 /Open flame cooking Devices. Corpus Christi, Tx

9. Rentals less than 30 days not allowed at Whiteley Cove Townhomes

State S.B. 1588 209-016 Leasing

10. The maximum number of adults that a landlord may allow to occupy a dwelling is 3 times the number of bedrooms in the dwelling.

The maximum number of "adults" in a unit (rental or owned) is 3 times the number of legal bedrooms.

This statute pertains to adults 18 years of age and over.

A bedroom is considered a bedroom only if it is a designated sleeping room with a closet provided.

Living rooms turned into sleeping quarters by utilizing mattresses, sleeping bags, sofa beds are not considered a bedroom.

Texas Property Code Chapter 92, Residential tenancies/ Section 92.010 Occupancy Limits

11. The Board of Directors may, from time to time, adopt additional rules and regulations governing the use of the Common Area and the conduct of all residents and guests on the Properties. Article IX, General Covenants, Section 15.