

San Pedro North Mobile Home Park Association

OFFICE NUMBER: (210)494-0761

OFFICE HOURS:

Monday thru Friday open 9:00AM – 1:00PM

We Welcome New Residents to the park and would like to remind them to come by the office and fill out a registration form and find out what's happening in our community.

The Association meets quarterly in the Club House and everyone is welcome. Whether you rent or own you are automatically a part of the association.

Make sure to get a Rules and Regulation Booklet.

Helpful phone numbers are:

Emergency – 911

Non-emergency: (210)207-7273

Code Compliance 311

To Report Drug Trafficking: (210)442-5600

United Way Helpline: 211

Local Red Cross: (210)224-5151

City Public Service: (210)353-2222

Gas or Electric Trouble: (210)353-4357

AT & T Phone: (800)559-7928 – Repair Service: (800)286-8313

SAWS: (210)704-7297

U.S. Post Office: Thousand Oaks Station: (210)495-9774

15610 Henderson Pass, San Antonio, Texas 78232

AREA SCHOOLS:

COKER Elementary: 302 Heimer, SAT- (210)491-8400

BRADLEY OMAR N. – Middle School

148219 Heimer, SAT- (210)491-83000

WINSTON CHURCHILL – High School

12049 Blanco Rd., SAT – (210)442-0800

**WELCOME TO
SAN PEDRO NORTH
MOBILE HOME PARK
16240 San Pedro Ave.
San Antonio, Texas 78232
(210)494-0761**

The Board of Directors would like to welcome you to this Park. We are glad to have you as a part of the community and hope you will enjoy living here. It is the Board's objective to help keep this a pleasant place for all to reside.

Every resident of San Pedro North has a responsibility to keep his/her area neat, clean and assist in protecting the common facilities. This booklet is a guideline of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS as adopted by The Association, January 3, 1977. As a resident in the community, you are automatically a member of the Homeowners Association.

BOARD OF DIRECTORS

The Board of Directors is elected by the lot owners each year in January. The Board is all volunteers and welcomes anyone that would like to serve. You do not have to be a lot owner or reside in the park in order to run for the Board. For more information contact the office at (210) 494-0761.

The Association meets quarterly in the Club House and everyone is welcome. The Board is here to serve you the residents. By attending the meetings you can voice your desires for the park to be a safer and better environment for you and your family.

GENERAL INFORMATION

Each home in this subdivision may be used or occupied for private residential purposes only.

It is the responsibility of the lot owner to inform his/her renter/occupant that he/she must obey the Declarations of Covenants of the Association. All residents must come by the office and fill out an owner/occupant registration form. This form is important for notification of Park activities or any emergencies in this area.

Any person occupying or residing in the Lot or Unit for a period of more than 15 consecutive days must register with the Association at the San Pedro North Mobile Home Park ("Park") administrative office.

Special Notice: A five (5) day notice must be given prior to a home being moved in or out of the Park. There is a fee of \$50.00 which follows the State guidelines for time and transit of inspection on any mobile home being moved into this Park.

All mobile homes must have 3" or 4" lot numbers at the street side of the home that can be read by all emergency vehicles. The numbers are essential when emergency vehicles are looking for the correct address.

Trash Day is every Thursday and **Recycle Day** is every Monday, unless otherwise noted by the City of San Antonio. We recommend that you bag and tie all trash. Bagging also helps prevent loose trash from blowing around the streets and when trash cans are knocked over.

Sanitary/waste containers and other unsightly objects should be removed from the street as soon as possible after garbage pickup and kept out of sight.

Large items must be disposed of properly. Items should not be put on the curb unless there is going to be a large item curbside pick up by the City of San Antonio.

MAILBOXES

The mailboxes are located by the Club House area for your convenience. Every resident is assigned one mailbox. The keys are available at the Thousand Oaks Station Post Office, Phone Number (210)495-9774, 15610 Henderson Pass, San Antonio, Texas, 78232. All information pertaining to the mailboxes must be handled by the **Post Office**.

UTILITIES

All utilities in this Park are through the City of San Antonio. All electric, gas and water hook-ups will meet the City and State requirements and should be done by a licensed plumber or electrician.

City Public Service (210)353-2222

SAWS (210)704-7297

CPS Emergencies- Gas & Electric (210)353-4357

TRAFFIC

Traffic is not to exceed fifteen (15) miles per hour anywhere in the Park. **DRIVE SAFELY AND WATCH FOR CHILDREN!!** Keep this park a safe environment for all children. Children under the age of 13 should be accompanied by an adult when outside or on the common area.

Absolutely no go-carts or “pocket” motorcycles allowed to be used within the SPNMHP property! This is to include all roads and playground areas by either children or adults.

This is for your safety and the safety of park traffic. This is a liability issue and will be strictly enforced.

Golf carts may be used only by adults or with adult supervision (adult MUST be a passenger).

PARKING SPACES AND VEHICLE'S

Each lot is assigned 2 (two) parking spaces and may not be located side by side or in front of your lot. If more spaces are temporarily needed, please use the Club House area. **Permission must be granted at the office for more than one night of parking at the Club House area.**

Each vehicle parked in these spaces must be running and have current registration stickers. Inoperable motor vehicles can be considered junk vehicles. There will be no parking behind other cars, parking on the grass or at the curb overnight.

No vehicles are to be parked on the street from midnight until 6:00AM as they will be towed without notice by the towing company used by the Homeowners Association.

Vehicles waiting on the street must not block the roadway in such a manner that emergency vehicles cannot pass freely (according to City Ordinance) and must not block access to your neighbor's parking space.

CARPORTS

Carports must be constructed of materials such as aluminum. They must be located as to allow access of the home adjacent to you when they are being moved in or out. Moving expenses can be at carport owner's expense. They must be placed back from the front end of the mobile home or over a designated parking area. All carports must be approved by the Architectural Control Committee.

PATIO COVERS/ROOM ADDITIONS

All patio covers/room additions must be approved by the Architectural Control Committee. Plans must be submitted to the office for approval. They must include size, location and materials to be used. No roof shall be above the top of the mobile home. In some cases, City permits must be obtained before ACC approval.

LOUD NOISE

Be respectful of your neighbor. No loud music and noise will be permitted in a residential zoning district. There is a noise ordinance regulated by the City of San Antonio.

GARAGE SALES

No personal or lot **Garage Sales or Estate Sales** are permitted in this Park. Items for sale can be posted in the Bulletin Board by the mailbox area. **A Community Garage Sale will be held occasionally at the Clubhouse.** For more information contact the office.

CLUB HOUSE

The Club House is available for rent for a nominal fee. For more information contact the office at (210) 494-0761.

PLAYGROUND AREA

The playground area is for the enjoyment of the Association Members and their children. There is a basketball court, swings and park area. Every resident has a responsibility to keep this area clean and assist in protecting the common facilities. **No glass containers, no alcohol and no pets are allowed.** **No Graffiti,** please report anyone seen defacing the Common Areas.

SWIMMING POOL

The pool is a privilege for the enjoyment of the Association Members whether you own the lot or rent. There is a membership fee for the use of the pool. For more information, please contact the office at (210) 494-0761.

This is your pool and all adults and dependents are urged to cooperate in observing the rules and regulations in order to maintain a safe and clean pool.

Rules for the use of the pool are published and available at the office. Any violation of any of these rules or regulations shall be considered sufficient cause for immediate suspension of pool privileges. All assessment fees must be paid up to date for the use of the pool and clubhouse.

Life guards ARE NOT provided. It is the responsibility of adults to supervise the activity of their children and guests.

Pool membership is required and residents must accompany all guests.

No glass containers, pets, or alcohol are allowed in this area.

No cut-off jean shorts, only proper swimming attire, will be allowed. No diapers are allowed. Swim suits must be worn by all.

PETS

Provide a safe and secure home environment for your pet. Think of the safety of your neighbors and those around you. Pets cause the greatest amount of friction among neighbors.

City of San Antonio Code Compliance call 311:

Leashing and Control – All dogs must be confined to their owners' property at all times except when on a leash. Animal Care Officers have the legal authority to enter unenclosed front yards of private property to impound unrestrained animals.

“Pooper Scooper” law – A pet owner or keeper shall not walk his/her dogs without a leash restraint, and shall not guide or take animals onto the yards or driveways of property not owned, leased or occupied by the animal owner for the purpose of allowing the animal to defecate, but shall keep his/her animal in the public right-of-way and shall carry a container and scooper for the sanitary removal of his/her animal’s fecal matter from the public right-of-way.

SAVE OUR TREES – OAK WILT – JUST DO NOT CUT

LIVE OAK TREE CARE – Failure to timely and properly comply with the following guidelines for Live Oak tree (“Tree”) care within the Park:

- a. Failure to obtain a Tree pruning permit (“Permit”) from the Park Administrative Office prior to performing any pruning on such trees. For the purpose of these rules, the term “pruning” shall mean removing live or branches or ball moss from a tree;***
- b. Failure to immediately paint cuts and wounds caused to Trees by the pruning process;***
- c. Failure to obtain special permission from the Park Administrative Office prior to pruning Trees during the period of time from February 1st to and including June 30th of each calendar year. Such special permission must be obtained for pruning during this period.***

ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee is designated each year by the Board of Directors. It is the Architectural Control Committee's responsibility to review and approve or disapprove any plans for construction to the outside of a home.

This includes, but is not limited to, fences, storage buildings, greenhouses, patios, carports, swimming pools and hot tubs, etc. All exterior improvements or changes must be approved by the Architectural Control Committee. This is a requirement of the Declaration of Covenants, Conditions and Restrictions.

The intent of this requirement is not to hinder people but to ensure their choices are in harmony with the overall appearance of the community. An attractive community will be a desirable place to live and will prove to be a better investment over time.

Plans and/or applications for construction must be submitted to the office. They should include the size, location and materials to be used.

This is in accordance with **Article V, Section 1-12 of the Declaration of Covenants.** Please keep in mind that you might be asked to also obtain a permit from the City of San Antonio on certain construction.

ARTICLE V **RESTRICTIONS AND ARCHITECTURAL CONTROL**

Section 1. Each one of the platted residential lots in Unit One shall be used only for one mobile home and no other kind of structure for habitation shall be permitted thereupon.

Section 2. Every Mobile Home lot and mobile home and improvements thereupon in this subdivision may be used or occupied only for private residential purposes. Only one mobile home shall occupy any one mobile home lot. Each such lot and mobile home shall be occupied by only one family, provided nothing herein shall preclude a single person, otherwise qualified, from owning and occupying any mobile home lot.

Section 3. Each mobile home must contain complete sanitary facilities, including a lavatory, toilet, wash basin, tub or shower and kitchen sink, and must be connected promptly to and use sewage outlets and all other available public utility facilities (except telephone), and do so in conformity with State and local health departments. Each mobile home placed in the subdivision shall be in good repair, shall contain a total area not less than four hundred (400) square feet, and shall be of good appearance. No mobile home may be placed upon any lot until such home has been inspected and approved in writing by the Architectural Control Committee.

Section 4. There may be erected on each mobile home lot only one structure, not to be used as a dwelling or habitation, but only for storage. Such structure shall not be placed on any lot until it has first been approved as to design, materials, and location by the Architectural Control Committee. Clothes lines shall be on the rear portion of the lot, and shall be not less than ten (10) feet from any property line. Within one hundred twenty (120) days after being moved into this subdivision, a mobile home must be skirted with permanent type, attractive material and properly vented.

Section 5. Plans and specifications for construction of any structure or of any improvement or addition or alteration to any existing structure, including buildings, fences, sidewalks, driveways, patios, television or radio antenna or towers, or other wire, rope or cable for any use, must be submitted for approval of design, material and location to the Architectural Control Committee. Construction or alterations shall not commence until such approval in writing has been obtained from the Architectural Control Committee. All such approval and construction shall be carried out to the end that good and attractive general appearance of the neighborhood be maintained and the right hereby is reserved to the Architectural Control Committee to refuse, with or without stated reason, to permit any proposed construction and any such refusal shall be binding upon all persons concerned.

Section 6. One boat and trailer and one travel trailer or one utility trailer may be placed on a lot, provided the same do not detract from the general good appearance of the neighborhood, and provided the same are not used as a habitation. These may be placed on the lot only after written approval has been obtained from the Architectural Control Committee.

Section 7. “For Sale” or business signs or signs of any other type of advertisements shall not be displayed in said subdivision, except upon written approval first given by the Architectural Control Committee.

Section 8. No noxious or offensive or unlawful activity shall be carried on nor shall anything be done or maintained upon any lot which may be or may become an annoyance or nuisance to the neighborhood.

Section 9. There shall be no commercial keeping, using, breeding or feeding of any livestock or poultry upon any lot. This restriction shall not prohibit the keeping of small indoor pets of the family occupying the lot. The owner of the premises shall be responsible to maintain the same in a clean and sanitary condition and all pets taken or permitted off the owner’s lot must be on a leash or caged.

Section 10. The surface of no lot in this Subdivision, Unit One, shall be regraded, except with approval in writing of the Planning Committee, first obtained.

Section 11. All lots including landscaping and improvements thereon shall be maintained and kept clean at all times. No storage of junk such as old cars or the like shall be permitted. No trash, garbage or other waste shall be kept upon any lot except in sanitary containers. All this is subject to the regulation and approval of the Architectural Control Committee, to which hereby is reserved sole discretion in all such matters. Any lot or parcel including landscaping or improvements thereon not maintained and kept clean in a condition meeting such regulation and approval automatically grants to the Architectural Control Committee the right to obtain the labor and materials necessary to bring the same up to a condition meeting the regulation and approval of the Architectural Control Committee. The owner of any such lot is obligated to pay direct to the supplier or to reimburse the Architectural Control Committee, at the Architectural Control Committee's option, an amount equal to all direct and indirect costs and expenses incurred by the Architectural Control Committee in furnishing or in having furnished such hauling, labor and materials. Such amount shall be due and payable ten (10) days after request for payment by said Architectural Control Committee to such lot owner, and such amount automatically shall be secured by a lien upon such lot or parcel. The Architectural Control Committee shall have the right to enforce collection of such claim by any legal means including following the procedures in any capacity for obtaining and enforcing mechanics' and material-men's liens in the State of Texas.

Section 12. The failure by any landowner or of the Architectural Control Committee to enforce any provision, restriction or covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto, nor shall such failure give rise to any claim or cause of action against the Architectural Control Committee or such landowner.

Revised – January 2016