

SHAVANO CREEK - HOMEOWNERS ASSOCIATION

7613 Tezel Road
San Antonio, Texas 78250
Tel. (210) 523-1320
Fax (210) 523-0381

Dear Homeowner,

Prior to purchasing your home, you should have been informed of the existence of the Shavano Creek Homeowners Association and its many fine features. The Board of Directors and the Covenant Violation Committee would like to provide you more information about the Association's rules and regulations, outside services provided by agencies, utilities and phone numbers for your convenience.

Homeowners in Shavano Creek want to make it a better place to live and enhance long term property values. In order to do this, everyone must comply with the Declarations of Covenants, Conditions and Restrictions (DCCR's) which are provided at time of closing. Because most violations occur as a result of insufficient or misinformation, the following is provided to help clarify the requirements. If you have any questions, please call the Association Office at 829 7202.

Association:

Shavano Creek Homeowners Association (SCHOA) is a non profit organization. The Association owns and maintains the common properties and facilities. The common properties and facilities include, but are not limited to, walls and fencing, entry landscaping, monuments and irrigation systems.

Every homeowner is an automatic member and shares a portion of the responsibility for its support and will pay mandatory assessments. Assessments are billed in advance. Please contact MP of Texas for current assessment rates.

Administration:

Management Professionals of Texas - <http://mpoftx.com>
7613 Tezel Road
San Antonio, Texas 78250
Office Hours:
Monday - Friday 8:30am til 5:00pm
Tel. (210) 523-1320
Fax (210) 523-0381

Building & Improvements Approval:

Any exterior improvements to your home must be approved by the Architectural Control Committee (ACC) before work can be started. It is the builder/owner's responsibility to submit plans for new construction and any improvement to the ACC for approval. Plans must be approved before construction is to start.

"Improvement" is defined as any addition or change to the existing property. This includes but is not limited to additions to homes, sidewalks, fences, pool, patios, decks, flagpoles, basketball goals, athletic equipment, radio/TV antennae, satellite dishes, backyard sheds, gazebos, etc.

Please submit two sets of the site drawing (showing lot, existing house and any additions, intended placement of new improvements, list of materials, easements, etc.) to the Association office.

Landscaping:

It is the homeowner's responsibility to provide adequate planting and landscaping for their property. Landscaping plans must be submitted to the ACC for approval prior to commencing the work.

Solicitation:

Door to door solicitations by persons is discouraged but the streets are public.

Newspaper Delivery:

Delivery of the San Antonio Express News is available by calling 225-5533.

Garbage Services:

City of Shavano Park - [City Services](#)

Mail Delivery:

Delivery is made Monday through Saturday and deposited in mail boxes located near your home. Boxes are assigned by the mailman. The key and box number can only be obtained from the Lockhill Station, located at 12951 Huebner Road. To set up services please call the Post Office at 800-275-8777. Your zip code is 78230.

Utilities:

City Public Service provides electric and gas,	210 353 2222
San Antonio Water System provides water,	210 704 7297
San Antonio Water System provides sewer service,	210 704 1205
AT & T provides telephone service,	800 464 7928
Time Warner Cable System provides cable service,	210 244 0500.
Bexas County Appraisal District - City of San Antonio Website	

Schools:

www.NISD.org
Northside Independent School District 706 8500

ALL EMERGENCY SERVICES MAY BE REACHED BY DIALING 911.

Fire Protection:

Fire fighting service is provided by the City of Shavano Park. Call 911 for emergency service. For non-emergency service or questions call 492 1111.

Police Protection:

Shavano Park Police Department provides public law enforcement service. Call 911 for emergency service. For non-emergency service or questions call 804-0110.

EMS:

Emergency service is provided by calling, 210 207 7744.

Street Lights:

On lots with street light fixtures, it is the Association's responsibility to have the street light operating during nighttime hours. Call the Association office if you notice a street light does not work. Entry lighting is the responsibility of the Association.

House Numbers:

It is recommended that house numbers be located as close as possible to the front entry and illuminated so that the numbers can be easily read from the street at night to aid in locating the home during emergencies.

Signs:

The DCCR's prohibits all contractor and supplier signs in yards and vacant lots except those approved by the ACC. Tell your contractor or supplier installing any improvement that temporary or permanent signs of any kind are prohibited.

Contractors Work Hours Weekdays/Weekends & Holidays:

Work hours are from 7:00 am to 7:00 pm, Monday through Saturday. Work is discouraged before or after these hours without special permission. No outside work using loud equipment is permitted on Sunday or Holidays.

Parking in Streets:

It is desirable to not have any vehicles parked in the streets overnight as they impede emergency vehicles, security patrol cars, garbage trucks and similar services.

Boats, boat trailers, trailers, recreational vehicles, motor homes, inoperable vehicles, and any vehicle with commercial advertising signs, or insignia, cannot be parked or stored in the streets, in front yards or driveways. Refer to the deeded DCCR's for a listing of prohibited vehicles. Parking of contractor's trucks, machinery and equipment, if stored for long periods during or after projects is prohibited.

Speed Limits and Traffic Signs:

The speed limit on all streets is 30 MPH and please be careful of children in the streets. We must observe the traffic rules. Please help by asking all members of your family to comply with the speed limits and the STOP signs. Tell any contractor or employee working for you to observe the traffic rules. The streets are not owned by Shavano Creek Homeowners Association.

Basketball Backboards, Poles or Other Similar Sporting Equipment:

Basketball goals, backboards, poles or similar sporting equipment, of either a temporary or permanent nature, shall not be placed within twenty feet (20') of the front property line of any Lot or the side lot lines of corner lots without written consent of the ACC.

Pets:

All household pets except when they are confined within the boundaries of a private single family residence, shall at all times, be restrained or controlled by a leash, rope or similar restraint or a basket, cage or other container. Please do not let your pets run loose. No one wants their landscape damaged nor wants to clean up after someone else's pet.