



Bonham Trace HOA

February 29, 2024
6:00Pm

Introduction

Developer: Chandler Arden

HOA Manager: Brian Simpson-Howdy HOA Management

Bonham Trace HOA Budget 2024	
Expense	Budgeted
BTU Utilities	\$1,200
Insurance	\$2,320
Howdy HOA Management	\$4,800
Tax Prep	\$500
Postage	\$60
Legal	\$1,000
Total Expenses	\$9,880
INCOME \$330 per yr	\$14,850
45 UNITS	
Projected Surplus	\$4,970
*HOA Lawn maintenance is currently provided by Developer	

BONHAM TRACE OWNERS ASSOCIATION, INC
9200 WHITNEY CT
COLLEGE STATION TX 77845

Statement Date 1/31/2024

Account No ****4611

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24405

STATEMENT SUMMARY

TX Small Business Checking Account No **4611**

01/01/2024	Beginning Balance			\$9,059.12
	15 Deposits/Other Credits		+	\$6,645.12
	2 Checks/Other Debits		-	\$421.68
01/31/2024	Ending Balance	31	Days in Statement Period	\$15,282.56
	Total Enclosures			5

HOA Restrictions

[HOWDY HOA MANAGEMENT](#)

Development Period

1.13 Development Period. "Development Period" shall mean a period during which Declarant reserves the right to facilitate the development, construction and marketing of Bonham Trace subdivision and reserves the right to direct the size, shape and composition of the Bonham Trace subdivision as provided herein. The Development Period commences on the date of the recording of the Declaration in the Official Records of Brazos County, Texas and continues thereafter until and ending on the earlier to occur of: (i) one year after the date ninety percent (90%) of the Lots that may be created on the Property are conveyed to Owners other than Declarant, or (ii) the date determined by Declarant to be the end of the Development Period.

Rubbish and Debris

3.06 Rubbish and Debris. No rubbish or debris of any kind shall be allowed or permitted to accumulate upon the Property and no odors shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view so that it is not visible from any street, Common Area or Lot. Trash containers must be promptly returned to their enclosed structures or screening following trash pickup and in no event shall a trash container remain visible from any street, Common Area or other Lot overnight. If rubbish or debris accumulates upon any Lot in violation of this provision in the judgment of the Association, the Association may remove the rubbish or debris, and charge a special assessment to the Owner of the Lot for the costs of removal.

Noise and Lighting

3.07 Noise. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its occupants.

3.08 Lighting. No exterior lighting of any sort shall be installed or maintained on a Lot where the light source is offensive or a nuisance to neighboring property, except for reasonable security or landscape lighting that has the approval of the Architectural Committee.

Unsightly Articles

3.22 Unsightly Articles; Vehicles; Garage Doors. No trailer, recreational vehicle, tent, boat, or stripped down, wrecked, junked, or wholly inoperable vehicle shall be kept, parked, stored, or maintained on any portion of the driveway or front yard, in front of the building line of the permanent structure, and same shall be kept, parked, stored or maintained on other portions of a Lot only within an enclosed structure or a screened area which prevents the view thereof from adjacent Lots or streets. No dismantling or assembling of motor vehicles, boats, trailers, recreational vehicles, or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street. Garage doors shall be kept closed at all times except for reasonable time periods when such doors are in use. The Association may establish rules and regulations regarding the definition of "reasonable time periods". Overnight parking of vehicles on the curb of any street is prohibited. No vehicle may be parked in the street in front of any Lot for a period of more than twelve (12) consecutive hours.

Nuisance and Parking

3.09 Nuisance and Lateral Support. No noxious or offensive activity or work shall be conducted upon any Lot so as to impair the structural soundness or integrity of any Improvement on any other Lot, or which may be or may become an annoyance or nuisance to the neighborhood.

3.23 Parking and Prohibited Vehicles.

A. Parking. Vehicles shall be parked only in the garage or driveway serving a Lot, or in such other paved areas within the Common Areas which have been approved by the Board for parking vehicles. A maximum of two (2) occupant vehicles may be parked outside of the garage, if any, serving a Lot. For

Parking

purposes of this provision, a vehicle shall be considered an "occupant vehicle" if it is parked on a Lot four (4) or more hours per day, four (4) or more days in any seven (7) day period. The Board may authorize on-street parking on a temporary basis for visitors and guests, subject to reasonable rules and regulations. No garage shall be enclosed, modified or otherwise used so as to reduce its capacity for parking vehicles below that originally approved by the Architectural Committee unless alternative parking arrangements for enclosed parking are approved by the Architectural Committee; however, a builder may temporarily convert a garage into a sales or construction office, provided that it is converted back to a garage within thirty (30) days after cessation of construction and sale of new homes within the Properties by such builder. Garage doors visible from any street within the Properties shall remain closed except during ingress and egress or when the garage is actively being used by the Owner or occupant.

Prohibited Vehicles

B. Prohibited Vehicles. Commercial vehicles, vehicles with commercial writing on their exteriors (excluding vehicles with lettering or logos confined to the front door on each side), vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers boats and other watercraft, and boat trailers shall be parked only in enclosed garages or areas, if any, designated by the Board. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages. Vehicles that become inoperable while on the Properties must be removed within seventy-two (72) hours thereof. For purposes of this Section, a vehicle shall be considered "stored" if it is put up on blocks or covered with a tarpaulin and remains on blocks or so covered for fourteen (14) consecutive days without the prior approval of the Board. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Properties during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Areas. Any vehicle parked in violation of this Section or parking rules promulgated by the Board may be towed by the Association.

Travel Trailers

3.24 Mobile Homes, Travel Trailers, Recreational Vehicles. No mobile homes shall be parked or placed on any Lot at any time. No travel trailers or recreational vehicles may be kept on any Lot unless enclosed in a garage or parked so as not to be visible from adjoining property or public or private thoroughfares. In the event a travel trailer or recreational vehicle is not enclosed in a garage, the Architectural Committee must approve the location of its storage site. This restriction regarding travel trailers and recreational vehicles shall not apply to guests staying at any Lot for less than forty-eight (48) hours.

Animals

3.26 Animals - Household Pets. No animals, including pigs, hogs, swine, poultry, wild animals, horses, cattle, sheep, goats or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept or maintained on Lot. No domestic household pet shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets shall be allowed on the Property other than on the Lot of its Owner, except when confined to a leash. No animal may be stabled, maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels or breeding operation shall be allowed. No domestic household pet shall be allowed to run at large and all of such pets shall be kept within enclosed areas which must be clean, sanitary and reasonably free of refuse, insects and waste at all times. Such enclosed area shall be constructed in accordance with Plans and Specifications approved by the Architectural Committee, shall be of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof, and shall be screened so as not to be visible from any other portion of the Property. No more than four (4) adult dogs and three (3) adult cats may be kept on a single Lot. All domestic household pets shall be kept in strict accordance with all local laws and ordinances.

Lawns

3.27 Maintenance of Lawns and Plantings. Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot cultivated, pruned, and free of trash and other unsightly material. Subject to Section 3.28 below, trees, shrubs, vines and plants that die shall be promptly removed. Declarant, the Association and the Architectural

Leasing

3.34 Leasing. Owners may lease a Lot to a tenant and additional occupants permitted by Section 4.08, so long as occupants are leasing the entire property and Improvements comprising the Lot and comply with the occupant restrictions contained in this Declaration. Leasing a residential dwelling for residential purposes shall not be considered a "business", provided the terms herein are satisfied. Leasing shall not permit short-term rentals for residential uses, parties or events. Examples of prohibited short-term rentals include but are not limited to (a) vacation rentals by owner (also known as "VRBO"), (b) rooming or boarding house uses, (c) "Airbnb" rental, (d) game-day housing, or (e) bed and breakfast rentals and such uses are prohibited. The term "game-day housing", as used herein, shall mean and refer to any situation understood to be temporary in relation to a Texas A&M University activity or event (such as graduation, Ring Day, football or

Streets and Sidewalks

Streets and Sidewalks are owned and maintained by the City Of Bryan

Future of the HOA

Development Period

133 total planned homes

Currently have 44 homes owned

Developer

Discuss future plans and development of Bonham Trace

Report on landscaping and maintenance activities.

Open Floor

Opportunity for homeowners to raise questions or concerns.

Adjournment

Thank you for attending the Bonham Trace HOA meeting.