

**THISTLE HILL, PHASE II HOMEOWNER'S ASSOCIATION, INC.**  
**3020 FT. WORTH DR.**  
**DENTON, TEXAS 76205**

September 28th, 2009

Attn: Property owners & residents of Thistle Hill Estates Phase II

**Re: Random Inspections**

Dear Property owners & Residents of Thistle Hill Estates Phase II,

The Board of Directors has decided to commence with random inspections within the neighborhood to assure compliance with the Declaration of Covenants, Conditions and Restrictions (CC&R's), the Association Bylaws, and the Design Guidelines.

Reminder: Article XIII., Section 13.01 from the Declaration of Covenants, Conditions and Restrictions states: "The covenants, conditions, limitations and agreements herein contained shall run with the land and shall be binding upon all persons who now own, lease, sub-lease or occupy any of the Property ..."

Listed below are examples from the CC&R's:

- ❖ No mobile home, boat, recreational vehicle, trailer of any kind, truck camper, or permanent tent or similar structure shall be kept, placed, maintained or constructed, reconstructed or repaired upon any portion of the Property or on any street within the Property, in such a manner as will be visible from Neighboring Property;...
- ❖ Only automobiles in operating condition shall be parked in any place in any manner that will be visible from Neighboring Property.
- ❖ Overnight parking in the streets shall be prohibited.
- ❖ No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any portion of a Lot, nor shall a Lot be used in whole or in part for the storage of any property or thing that will cause a Lot or any part thereof to appear in any unclean or untidy condition, or that will be unsightly, offensive, obnoxious or detrimental.
- ❖ No garbage or trash shall be maintained (collected/stored in bin) so as to be visible from Neighboring Property except to be made available for collection, and then only for the shortest period of time reasonably necessary to effect such collection.
- ❖ Each Owner shall maintain his or her Lot and all landscaping, structures, parking areas, sidewalks, Perimeter Walls and other improvements within the boundaries of the Lot. Such maintenance shall include (without limitation):
  - the proper seeding, consistent watering and mowing of all lawns and landscape;
  - the pruning and cutting of all trees and shrubbery;
  - the prompt removal of all litter, trash, refuse and waste;
  - keeping exterior lighting and mechanical facilities in working order;
  - keeping lawn and garden areas alive, free of weeds , and attractive...

Please refer to the documents listed in the first paragraph of this letter for enforcement and remedies associated with the inspections. Copies are available at the Denton County Clerk's Office, or by request to [admin@thistlehill2.com](mailto:admin@thistlehill2.com).