

Gardens of Hollywood Park Homeowners Association

1600 N. E. Loop 410, Suite #202

San Antonio, Texas 78209

(210) 829-7202 - Office * (201) 829-5207 - Fax

Dear Homeowner,

Welcome to the Gardens of Hollywood Park! Prior to purchasing your home, you were informed of the Gardens of Hollywood Park Homeowners Association and its many fine features. The Board of Directors 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 the Gardens of Hollywood Park 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. Most violations occur as a result of insufficient or misinformation. The following information is given to help summarize requirements. You should read the DCCR's before you make any improvements to your lot or house. If you have any questions, please call the Association's management office at (210) 829-7202 or visit www.AMS-SA.com.

Association:

The Gardens of Hollywood Park Homeowners Association is a non-profit organization organized under the laws of the State of Texas. The association owns and maintains the common properties and facilities. Assessments provide for the maintenance of your entry gates and monument, irrigation system, entryway landscaping and all other common areas of the Gardens of Hollywood Park. Also provided is Association insurance, management fees and administrative services.

Every homeowner is an automatic member and shares a portion of the responsibility for its support through mandatory assessments.

Assessments are billed quarterly in January, April, July and October of each year. The current assessment rates are available by calling 210-829-7202.

Administration:

The Association office is located on the access road off of Loop 410 at Harry Wurzbach (East of the airport exit). It is a two-story, terra cotta building with "Association Management Services" on the front of it. The actual mailing address is 1600 N. E. Loop 410, Suite #202, San Antonio, Texas 78209, (829-7202). Hours of operation are: Monday - Friday, 8:00 a.m. - 6:00 p.m. ([MAP](#))

Responsibilities are to represent the Association in providing for the physical maintenance and operation of the common facilities. Additional responsibilities include collecting assessments, making disbursements, establishing the budgets, keeping financial records and to maintain all administrative records of the Association. The Association has other responsibilities as well, such as enforcing regulations and assisting in architectural control.

Board of Directors Meetings:

The Board of Directors will meet as required to address Association matters.

Annual Meeting of Members:

There is one annual meeting scheduled for the membership each year. Notices of this meeting will be mailed to all members 10 to 14 days in advance of the meeting.

Building & Improvements Approval:

Prior to any improvements on your lot, each property owner needs to submit an Improvement Request Form to the Association office. The Architectural Control Committee has up to 30 days to approve or disapprove the plans. Download the IRF Form from www.ams-sa.com.

Any improvements to your house or lot 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 prior to construction.

"Improvement" is defined as any addition or change to the existing property such as repainting of the outside of homes, installation of sidewalks, fences, swimming pools, decks, spas, gazebos, lighting, etc. These improvements may also require a building permit from the City.

It is the Homeowner's responsibility to obtain the necessary permits, etc., after the ACC has first approved the plans to make sure that the proposed improvements comply with the deeded restrictions.

The following is a Summary of the Restrictions. Please Read the Declaration of Covenants, Conditions and Restrictions in Full.

Athletic and Recreational Equipment:

Outdoor athletic and recreational facilities such as basketball goals, playscapes, swing sets and sport courts of a permanent nature shall not be placed on any Lot between the street right-of-way and the front of a Unit and must be approved by the ACC.

Vehicles, Campers, Boats, etc:

No campers, boats, boat trailers, marine craft, golf carts, travel trailers, motor homes, camper bodies, recreational vehicles and other types of recreational and non-passenger vehicles, equipment, etc. may be kept on any Lot for more than 24 hours to facilitate loading, unloading or cleaning, unless the same are fully enclosed within the garage located on such Lot and/or said vehicles and accessories are screened from view.

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Animals:

Please do not let your pets run loose. No one wants their landscaping ruined or to clean up after someone else's pets. No livestock, poultry, dangerous animals are allowed. Animals may not be kept for commercial purposes and are limited to four adult animals.

Antennas:

No television or radio receiving or transmitting antenna (including citizen band radio), satellite dish or similar implement or apparatus which is larger than one (1) meter, television aerial wires or solar collector panels or equipment upon any Lot unless such apparatus is erected and maintained in such a way that it is screened from public view.

Solicitation:

Door to door solicitations by persons are prohibited.

House Numbers:

The deed restrictions require that house numbers be illuminated and located as near the front entry as possible, so that they are easily seen from across the street at all times. The color and size of the numbers must provide high contrast with the masonry. House numbers must be illuminated so that they can be easily seen at night to aid emergency personnel in locating your address.

Signs:

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

Landscaping and Exterior Maintenance:

Growth of grasses in lawns must be properly maintained not to exceed six (6) inches in height. All landscaping located on any Lot must be maintained at all times by the owner.

Newspaper Delivery:

Delivery of the San Antonio Express News (225-5533) is available or on-line at www.MySA.com

Mail Services:

Delivery is made Monday through Saturday and deposited in mail boxes located near your home. Boxes are assigned by the mailman. The Thousand Oaks Post Office, located at 15610 Henderson Pass, services the Gardens of Hollywood Park. Please call 1-(800)-275-8777 to set up services. The zip code is 78258.

Gates:

If you need a rear gate entry remote, please contact one of your Board members. AMS does not sell the remotes nor program them.

Utilities Services:

City Public Service provides electric and gas -	353-2222
Bexar Metropolitan provides water -	922-1221
AT&T provides telephone service -	1-800-464-7928
The Town of Hollywood Park provide garbage service -	494-2023 ext. 21

Schools:

Northeast Independent School District -	804-7000
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City Services:

Town of Hollywood Park City Hall	494-2023
Fire Department (Non-Emergency)	494-3111
Police Department (Non-Emergency)	494-3575

Fire fighting and EMS services are provided by the Town of Hollywood Park.

Welcome to the Gardens of Hollywood Park Community!

*If we can provide any additional information, please call the Association office
at 829-7202.*

