

Fossil Springs Ranch
Homeowners Association
1600 N.E. Loop 410, #202
San Antonio, Texas 78209
(210) 829-7202 - Office * (210) 829-5207 - Fax

Dear Homeowner,

Prior to purchasing your home, you were informed of Fossil Springs Ranch Homeowners Association and its many fine features. The Board of Directors and the Architectural Control 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 Fossil Springs Ranch 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 Declaration of Covenants, Conditions and Restrictions (DCCR'S) which is provided at time of closing. Because most violations occur as a result of insufficient or misinformation, the following information is also addressed to help clarify the requirements. If you have any questions, please call the Association Office at 829-7202.

Association:

The Fossil Springs Ranch Homeowners Association (FSRHOA) 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 buildings and grounds, sprinkler systems, swimming pool facilities and improvements.

The Fossil Springs Ranch Assessments are billed in advance on a semi-annual basis and due on the first of January and July of each year. Current annual assessments can be found by calling 210-829-7202. If you do not receive a statement, your account is still due and you should make arrangements for payment.

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 grey 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, and (829-7202). Hours of operation are: Monday - Friday, 8:00 a.m. - 6:00 p.m.

Responsibilities are to represent the Association in providing for the physical maintenance and operation of the common facilities as well as administer the services of all contractors providing services to the Association.

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Additional responsibilities include collecting assessments, making disbursements, establishing the budgets, keeping financial records and maintaining all administrative records of the Association. The Association has other responsibilities as well, such as enforcing regulations and assisting in architectural control.

Building & Improvements Architectural Approval:

It is the Lot owner's responsibility to submit plans for new construction and/or any improvement to the Architectural Review Committee (ARC) for approval. Plans must be approved before construction may start. Any exterior improvements to your home must be approved by the ARC. The improvement request form can be downloaded from <http://www.ams-sa.com/> "Improvement" is defined as any addition or change to the existing property. Examples of additions and major changes to your home and property which constitute improvements include, but are not limited to, installation of sidewalks, fences, swimming pools, decks, spas, gazebos, landscaping, basketball goals, playground equipment, windows, etc.

For improvements, please submit a site drawing (showing lot, existing house and any additions, intended placement on site, list of materials, colors, screening, etc.) to the Association office along with the Improvement Request Form included in this packet. Additional copies of the form can be obtained from 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 ARC for approval prior to commencing work.

Solicitation:

Door to door solicitations are prohibited.

Newspaper Delivery:

Delivery of the San Antonio Express News (210-250-2000) is available. Call or visit their website to set up delivery. [Subscriptions link](#) or [Vacation hold link](#)

Garbage Services:

Trash pickup service is provided by the [City of San Antonio](#). For questions or to set up service, contact the city customer service line at [311](#). In addition, the Solid Waste Management Department which is responsible for trash collection is accessible through the city website: <http://www.sanantonio.gov>. Trash cans and bags are to be **placed on curb side by 7 a.m. ONLY ON THE MORNING OF PICKUP**. Please leave trash or grass leaf cans/bags out of sight until the morning of pickup.

Trash cans must be stored inside or in a screened area so that they are not visible from any street or the adjoining property. Firewood, building materials, equipment, etc. must also be stored in this same manner.

Mail Delivery:

The [USPS](#) Helotes Station located at 12790 FM 1560 North, they serve Fossil Springs Ranch, please call to set up service, 1-(800) 275-8777 and the zip code is 78023. Mail delivery is Monday through Saturday and mail will be deposited in mail boxes located near your home. Boxes are assigned by the mailman. [Vacation Hold](#)

Utilities and City Services:

City Public Service provides electric -	353-2222
AT&T provides telephone service -	1-800-464-7928
Animal Control Department -	311

Schools:

Northside Independent School District:	706-8500
Transportation routing -	657-8805

ALL EMERGENCY SERVICES MAY BE REACHED BY DIALING 911.

Fire Protection:

Fire fighting service is provided by the [San Antonio Fire Department](#). Call 911 for emergency service. For non-emergency information call 207-7744.

Police:

The [San Antonio Police Department](#) provides public law enforcement service to Fossil Springs. For non-emergency information call 207-7273.

EMS:

Emergency service is provided by the City of San Antonio, (Emergency call 911).
Non emergency - 207-7744

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House Numbers:

It is suggested that house numbers be placed close to the street so that the numbers may be easily seen to aide 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 ARC. Tell your contractor or supplier installing any improvement that temporary or permanent signs of any kind are prohibited.

Contractor Work Hours Weekdays/Weekends & Holidays:

Work hours are from 7 a.m. to 7 p.m., Monday through Saturday. No work is permitted before or after these hours without special permission.

Parking in Streets:

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 front yards, driveways or on Lots if visible to the street. 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 a work project is prohibited.

Any type of commercial truck with or without commercial advertising signs, business names, or insignia, cannot be parked on the streets or lot at any time other than to unload or pickup material or provide services. All such vehicles cannot be parked on the streets or lots.

Speed Limits and Traffic Signs:

The speed limit in the residential areas is 30 MPH. Please be careful of children in the streets. As more families move into Fossil Springs Ranch, we must be more careful to observe the traffic rules. Please help by asking all members of your family to comply with the speed limits and the STOP & YIELD signs. Tell any contractor or employee working for you to observe the traffic rules.

Only motorized vehicles, which are licensed and in compliance with the State of Texas are allowed to use the streets in Fossil Springs Ranch.

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Pets:

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



Enjoy Fossil Springs Ranch!!

*If we can provide any additional information, please call the Association
Office at (210) 829-7202.*