



Silverwood HOA Covenants and Deed Restrictions

This sheet highlights some of the most commonly referenced deed restrictions for the Silverwood HOA. All restrictions in Silverwood work in conjunction with the City of Bedford Code of Ordinances so please become familiar with both sets of rules.

The complete set of **Silverwood HOA Rules** can be found on our website at <http://www.silverwoodhoa.org> under Information => HOA Policies. Below is the link directly to the recorded document.

http://www.silverwoodhoa.org/attachments/059_Silverwood%20Declaration%20Covenants_Conditions_Deed%20Restrictions%20Eff%200711..pdf

The **City of Bedford Codes and Ordinances** can be found at <http://www.ci.bedford.tx.us/codes/index.htm>

Most Commonly Referenced Topics

Fences

- No fence, wall or hedge can be erected without prior written approval from the Silverwood Architectural Control Committee.
- Fences must be of wood materials (spruce or better) with slats that are installed vertically.
- Front yard facing fences can be no higher than 6 feet high.
- Side and back yard fences can be no higher than 8 feet high.
- All air conditioning equipment, tool sheds, wood piles, etc must be hidden from street view behind fencing or landscaping.

Offensive Activities

- No noxious or offensive activity can be carried out upon the properties, nor can anything be done or maintained which may disturb the neighborhood or occupants of adjoining property, or detract from its value as an attractive residential community.
- No exterior horns, bells or other sound devices, excluding security devices, shall be used or placed on the property.

Parking *(see attachment for full details)*

- Additionally, the following vehicles are not allowed to be parked on the street or guest parking areas at any time: Commercial truck, bus, boat, boat trailer, trailer, mobile home, camper.

Pets

- Only two (2) pets are allowed per household
- Pets may not be permitted to run at large. They must be on a leash, cord or chain at all times.
- Pet access doors must face the rear of the property to keep the pet confined to the rear fenced-in yard.
- Owners are required to "pooper scoop" all excrements on neighboring yards and common properties.
- Habitual barking, howling or yelping pets shall be deemed a nuisance and subject to the remedies outlined under Offensive Activities in the recorded document.
- Residents should report violations to the HOA board or Bedford Animal Control at (817) 952-2191.

Property Maintenance

- Owners are responsible for keeping their homes, grounds and rights of way in a well-maintained, safe, clean and attractive condition at all times.
- Mow lawns; prune trees and shrubs regularly.
- Water landscaped areas at a frequency to preserve vegetation.
- Fertilize lawns and gardens; keep them free of weeds.
- Remove trash, litter and waste promptly.
- Keep driveways and curbs in good repair.

Satellite Dish Requirements

- No satellite dish shall be larger than 18 inches in diameter.
- It must be placed at a location that is not visible from public streets, Common Properties or adjoining lots. They are NOT allowed in the front of the house.

Trees

- A minimum of one tree with 3-inch caliper is required in the front yard.
- Tree types are restricted to Live Oak, Red Oak or Elm.
- If a different type of tree is desired, pre-approval must be requested from the Architectural Control Committee.

Architectural Control Committee Approval Is Required on all Changes

- No building, structure, fence, wall or improvement of any kind or nature can be erected, constructed, placed, altered, changed or modified on any Lot until a plan showing the location of such building, structure, paving or improvement, construction plans, specifications, landscaping and grading plans have been submitted to and approved in writing by the Silverwood Architectural Control Committee.
- The chairman for the Architectural Control Committee is the primary contact for these matters. The name and contact information for the chairman can be found on the Silverwood website <http://www.silverwoodhoa.org> under Committees => Board Members.