

# Sunset Vista HOA Covenant Violations

## Property Maintenance Violations - List Format

Type	Violation	Citation
Maintenance	Failure to maintain lot and improvements in good repair and neat/attractive condition	Article VIII, Section 1
Maintenance	Failure to maintain exterior surfaces, roofs, fascias, soffits in good condition	Article VIII, Section 1
Maintenance	Failure to clean, repaint, or re-stain exterior building surfaces as needed	Article VIII, Section 1
Maintenance	Failure to maintain trees, shrubbery, grass, and landscape materials	Article VIII, Section 1
Maintenance	Failure to irrigate, fertilize, weed, mow, trim, or spray landscaping	Article VIII, Section 1
Maintenance	Failure to replace dead, damaged, or diseased plantings	Article VIII, Section 1
Maintenance	Failure to maintain, operate, and repair swales on owner's lot	Article VIII, Section 1
Architectural	Commencing construction/improvements without ARB approval	Article VII, Section 1
Architectural	Building/altering exterior without approved plans	Article VII, Section 1
Architectural	Installing landscaping, utilities, drainage without ARB approval	Article VII, Section 1
Architectural	Constructing pools, pool enclosures without ARB approval	Article VII, Section 1
Architectural	Installing fences, walls, sidewalks without ARB approval	Article VII, Section 1
Architectural	Making exterior changes not conforming to approved plans	Article VII, Section 3
Architectural	Applying for building permit before ARB approval	Article VII, Section 1
Animals	Maintaining or breeding animals for commercial use	Article IX, Section 4
Animals	Keeping animals in separate or exterior shelter	Article IX, Section 4
Animals	Allowing animals outside dwellings without being kept in fully fenced area or leashed	Article IX, Section 4
Animals	Permitting animals to run loose on property	Article IX, Section 4
Animals	Keeping animals that are injurious, dangerous, annoying, or a nuisance	Article IX, Section 4
Animals	Keeping animals that are destructive of wildlife	Article IX, Section 4
Animals	Failing to remove animals after Board notice and hearing for violations	Article IX, Section 4
Waste	Placing garbage/refuse in non-covered or unsealed containers	Article IX, Section 5
Waste	Storing trash containers visible (not within dwelling, underground, or screened)	Article IX, Section 5
Waste	Placing garbage for pickup too early (before evening preceding pickup)	Article IX, Section 24
Waste	Failing to return containers to hidden location by evening of pickup	Article IX, Section 24
Waste	Accumulating weeds, garbage, refuse, or debris on property	Article IX, Section 24
Storage	Exposing fuel tanks or storage receptacles to view	Article IX, Section 6
Storage	Installing storage receptacles not in approved accessory building, screened area, or underground	Article IX, Section 6
Vehicle	Parking vehicle on unpaved areas	Article IX, Section 7
Vehicle	Allowing inoperative vehicle to remain visible for more than 48 hours	Article IX, Section 7
Vehicle	Parking trailers, boats, campers, trucks, mobile homes, or RVs outside garage or not behind/beside dwelling	Article IX, Section 7
Safety	Creating obstruction to visibility at street intersections	Article IX, Section 8
Structure	Erecting temporary/portable structures without ARB approval	Article IX, Section 9
Structure	Maintaining temporary structures beyond construction completion	Article IX, Section 9
Signage	Displaying signs without ARB approval (except street numbers, name signs, and approved for-sale signs)	Article IX, Section 10
Signage	Installing signs exceeding 8 square feet per side or more than 2 sides	Article IX, Section 10
Equipment	Installing visible air conditioning equipment without ARB approval	Article IX, Section 11
Equipment	Installing window or wall air conditioning units if prohibited by ARB	Article IX, Section 11
Drainage	Obstructing, altering, or modifying drainage structures without ARB and District approval	Article IX, Section 12
Drainage	Erecting structures that obstruct drainage devices or impede operation	Article IX, Section 12
Drainage	Making elevation changes that adversely affect drainage of neighboring lots	Article IX, Section 12
Drainage	Filling, excavating, or obstructing surface water flow in swales	Article IX, Section 12
Electronic	Installing exterior telecommunications/electronic equipment without ARB approval	Article IX, Section 13
Electronic	Installing satellite dishes larger than 1 meter without ARB approval	Article IX, Section 13
Electronic	Installing satellite dishes visible from front of lot (less than 1 meter)	Article IX, Section 13

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Type	Violation	Citation
Property Use	Using property for non-residential purposes	Article IX, Section 20
Construction	Subdividing property without required consent	Article IX, Section 14
Construction	Failing to diligently complete construction once commenced	Article IX, Section 15
Construction	Failing to keep adjacent areas free from construction debris	Article IX, Section 15
Construction	Making unauthorized clearing or excavation	Article IX, Section 16
Construction	Failing to back-fill, level, grade, and sod/seed after excavation	Article IX, Section 16
Fence	Installing fence/wall without ARB approval	Article IX, Section 18
Fence	Using non-approved fence materials (not wood, vinyl, or color-coated chain link)	Article IX, Section 18
Fence	Installing fence with posts/supports on outside	Article IX, Section 18
Fence	Installing fence in prohibited areas (front setback, side street setback, easements)	Article IX, Section 18
Yard	Placing yard accessories/play structures/basketball hoops in front yard	Article IX, Section 19
Yard	Installing permanent basketball structures without ARB approval	Article IX, Section 19
Yard	Using non-compliant basketball equipment (wrong colors, materials, or mounting)	Article IX, Section 19
Yard	Installing permanent basketball structures in side yard	Article IX, Section 19
Recreation	Permanently installing skateboard or bicycle ramps in front or side yards	Article IX, Section 26
Recreation	Maintaining ramps overnight in front or side yards	Article IX, Section 26
Pool	Locating swimming pool in front or side yard	Article IX, Section 21
Pool	Placing pool nearer than dwelling to side street lot line	Article IX, Section 21
Dwelling	Enclosing garage for use as living area	Article IX, Section 22(b)
Dwelling	Violating setback requirements	Article IX, Section 22(c)
Dwelling	Exceeding two-story height limit	Article IX, Section 22(d)
Dwelling	Installing unauthorized roof projections. (Only chimneys, skylights and vent stacks are permitted)	Article IX, Section 22(e)
Dwelling	Having exposed structural block on front elevation	Article IX, Section 22(f)
Dwelling	Using non-approved driveway materials (not concrete or approved pavers)	Article IX, Section 22(g)
Dwelling	Failing to screen mechanical equipment from view	Article IX, Section 22(h)
Dwelling	Installing security bar system on windows or doors	Article IX, Section 30
Mailbox	Installing a mailbox not approved by ARB.	Article IX, Section 29
Nuisance	Engaging in activity causing annoyance, embarrassment, or discomfort to owners/tenants	Article IX, Section 2
Nuisance	Creating objectionable noise, smoke, fumes, odors, dust, vibration, or interference	Article IX, Section 2
Nuisance	Making improper, unsightly, offensive, or unlawful use of property	Article IX, Section 2
Rules	Violating Board-promulgated rules and regulations	Article IX, Section 3
Financial	Failure to pay annual assessments	Article VI, Section 1
Financial	Failure to pay special assessments	Article VI, Section 1
Financial	Failure to pay individual assessments	Article VI, Section 1
Environmental	Unauthorized clearing, construction, grading, or alteration in conservation tracts	Article IX, Section 28
Environmental	Violating wetlands preservation easement restrictions	Various sections

*Last Updated: June 5, 2025*  
*Based on: Declaration of Covenants recorded 06/15/2005 and Bylaws*

### IMPORTANT DISCLOSURE

This violation checklist is provided for convenience only and summarizes selected provisions from the Sunset Vista HOA governing documents. This list is not exhaustive and does not replace or supersede the actual covenants, conditions, and restrictions, bylaws, or other governing documents.

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