

Controlling Documents

Maintenance or homeowner associations are controlled by several important legal documents:

Articles of Incorporation create the Prestonwood Forest Maintenance Association as a legal entity under the State of Texas's corporate statute.

By-Laws provide operating guidelines for the Association. They implement, in detail, the provisions of the Deed Restrictions regarding Association operation.

Deed Restrictions are written agreements that restrict, or limit, the use or activities that may take place on property in a subdivision. This is where the limits are placed on modifications and improvements to homeowners' properties. Homeowners must apply formally for prior permission in order to legally modify or improve their properties. Additionally, homeowners are encouraged to reference the 'How to Respond to Deed Restriction Violation Letters' article for important information and answers to frequently asked questions.

Architectural Control Guidelines are written and recorded documents which contain the process and procedures by which applications for modifications or improvements may be made by homeowners. They follow a specific format and are formally approved or disapproved by the Board of Directors of the Association, as appropriate.

Prestonwood Forest Annual Budget - prepared by the Board of Directors, estimates the yearly income and operating costs for the subdivision by department.

Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items - prepared and approved by the Board of Directors.

Open Records Policy - prepared and approved by the Board of Directors.

Payment Plan Policy - prepared and approved by the Board of Directors.

Bid Solicitation Policy - prepared and approved by the Board of Directors.

Display of Religious Items Policy - prepared and approved by the Board of Directors.

Texas Property Code 209 Hearing Policy - prepared and approved by the Board of Directors.

Security Measures Policy - prepared and approved by the Board of Directors.

Maintenance Association Management Certificate - prepared and approved by the Board of Directors.

Resolution Regarding Collection of Assessments - prepared and approved by the Board of Directors.