



PADRE ISLES PROPERTY OWNERS ASSOCIATION

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AN OPEN LETTER TO RESIDENTS ON THE ISLAND

Dear Padre Island Homeowners and Home Occupants:

It has come to our attention by observation and input from Island residents, like you, that many of our properties are not being maintained to the standards expected of a healthy, thriving community.

According to our By-Laws and Protective Covenants, the Padre Isles Property Owners Association (PIPOA), has the authority to enforce the rules that are in place to require construction practices that protect our bulkheads, canals and other common elements, promote strong standards for construction that promote safety and harmony of design, and promote good neighborly conduct. While most of our residents are in compliance, the numbers that are not is on the rise and negatively affecting the good harmony and property values of the entire Island.

The purpose of this letter is to inform and remind everyone of the simple rules which are designed to prevent deterioration of the Island's high standards for a peaceful and harmonious lifestyle. We refer you to the PIPOA's website: padreislespoa.net, where you can find the entire versions of the various subdivisions' Protective Covenants, the Bylaws, and the procedures guide and standards of the Architectural Control Committee (ACC).

Of particular concern are the rules that apply to the good order and appearance of the individual properties, such as property upkeep. A list of those rules extracted from the Bylaws, Protective Covenants, and ACC rules are enclosed.

Please take time to review, comply, and encourage others by your good example. Although enforcement fines and court action are not our preferred options, they will be used as necessary for the best interests of the community.

Sincerely,

Brent Moore
Board President

Summary of Standards for Appearance of Property

- All projects shall be completed in a timely fashion and if required will have the appropriate ACC permit.
- Any building materials used will be visible only during that construction and will be stored only on the property.
- No lot shall be used as a dumping ground for rubbish or trash.
- Garbage shall be kept only in the sanitary City-provided containers. These containers will be kept out of view of the street or the canal and put out no earlier than 7PM on the day before pickup and removed no later than midnight on pick-up day.
- Weeds shall be removed from yards, whether grass, rock or concrete, on a regular basis. Weeds shall not be allowed to take over a rock yard. No weeds shall be allowed to grow under or around any parked vehicles or trailers. No grass or weeds on occupied or vacant lots shall grow higher than twelve inches before being mowed.
- All shrubbery, plantings, and trees shall be maintained by trimming or pruning as needed. Palm trees shall be regularly trimmed to remove their brown fronds.
- As rock yards become older, the plastic barrier begins to show which sometimes is caused by driving or parking vehicles on the rocked area. This problem shall be remedied by adding more rock to the area or by replacing the rock with another material such as asphalt, concrete or grass.
- The front yard and driveway shall remain clear of any sports equipment, folding chairs, tables, bicycles and toys when not in use. Any grills used in the front yard should be removed and stored behind the fence or in the garage when grilling is finished.
- No clothes lines shall be erected on any property except in screened areas as permitted by the ACC.
- No antennas or wires from antennas shall be erected or maintained on any tract forward of the front building line on any property.
- All boat docks and decks shall be maintained for safety and appearance. Any rotting or sagging boards should be removed and replaced with new boards. These rotting boards often end up in the canals.
- Nothing shall be thrown or dumped into the canals including limbs, leaves, grass clippings, fish remains, pet waste or any other foreign matter.
- All fences and walls shall be maintained for safety, security and appearance. Repairing or rebuilding fences and walls should follow the ACC standards and may require a permit from the ACC.
- Any painted surface shall be maintained in good condition. House trim, garage doors, windows and doors shall be painted as needed so as to maintain a harmonious image when viewed from the street.