

CCR Key Points

What section am I in?

To find out which of the 3 Sonora HOA sections your home is in, please visit the county website at: <https://www.brazoriacad.org/>

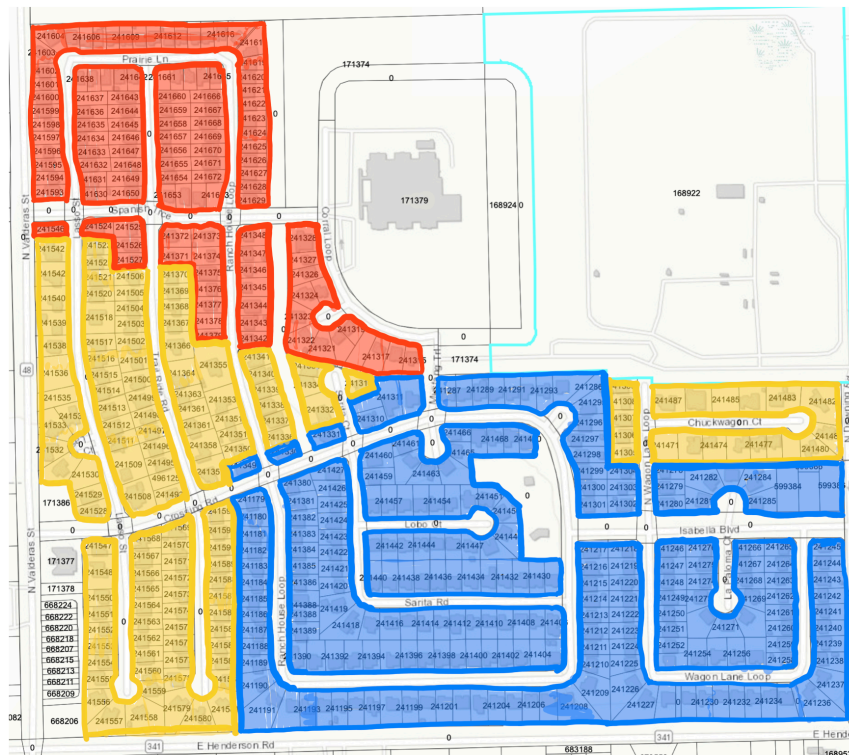
Shortcuts:

* To search by name, property id, or address: <https://propaccess.trueautomation.com/clientdb/?cid=51>
(You will need to select “Advanced” in order to search by name, street name, etc.)

*To search using the map feature: <https://propaccess.trueautomation.com/mapSearch/?cid=51>

THIS MAP SHOULD NOT NOT BE USED TO DETERMINE WHICH SECTION A LOT/HOME IS IN. YOU SHOULD REFER TO THE BRAZORIA COUNTY APPRAISAL WEBSITE TO DETERMINE THE OFFICIAL SECTION.

BLUE - Section 1
YELLOW - Section 2
RED - Section 3



TOPIC	Section 1	Section 2	Section 3
signs	no signs, billboards, posters or advertising devices - except 1 for sale/rent - without written approval (IV-B p7)	no signs, billboards, posters or advertising devices - except 1 for sale/rent - HOA may remove these signs from yards (Artii sec 17 p 12)	no signs, billboards, posters or advertising devices - except 1 for sale/rent (artii sec 10 p 8)
animals	no animals, livestock, poultry - raised, bred or kept except household pets - that are not used for commercial purpose (IV-C p 7)	no animals, livestock, poultry - raised, bred or kept except household pets - that are not used for commercial purpose - no more than 2 of each animal (Artii - Sec 12 p 10)	no animals, livestock, poultry - raised, bred or kept except household pets - that are not used for commercial purpose - no more than 2 of each animal (artii - Sec 8 p 7)
Vehicles	may not perform work on vehicles in driveway except temporary in nature (IV-F, p 8)		Non operative vehicles not allowed on lot unless screened from public view (artii sec 11 p 8)
Construction	Noisy construction between hours of 7am and 10pm only except emergency (IV - G, p8)		
Mailbox	mailboxes, house numbers must be harmonious (IV-H, p 8)		
Trash	no trash or debris shall be kept on lot - refuse containers shall be screened by planting or fencing so as not be to seen from neighboring lots (IV-I p 8-9)	accumulation of garbage, trash or bunnings of this material except where allowed by law is prohibited (artii sec 15 p11)	
Storage	no open storage of any materials except for improvement construction for a reasonable time (IV-J p 9)	no storage of material or equipment except for normal residential requirement or improvement construction (artii sec 14 p 11)	
Driveway	Owner is responsible to maintain driveway to street (IV-K p 9)		
Lights	lighting fixtures installed above ground must be approved in writing (IV-L p 10)		
Grass	Maintain sod from home to curb, tree placement shall be approved in advance of planting (IV-M p 10)		
Clotheslines	No clothing or materials aired where visible from other lots (IV-N p 10)	No clothing or materials aired where visible from other lots (artii sec 16 p 12)	
Garage	Garage doors to remain closed and shall be neat, clean and attractive - failure to maintain empowers association to remedy by any means (IV-O, p 10)		Garage door to remain closed when not in use (art ii sec 11 p 8)
Sheds	accessory buildings should be accepted before		

Intersections	no fence, wall, hedge or shrub shall obstruct sight lines at corner lots or intersections (V-G p 13-14)	no object shall obstruct sight lines at corner lots or intersections (artii - sect 14 p 11)	
Antennae	no antennae shall be installed in front of house or visible from street (V-H p 14)	no antennae shall be installed in front of house or higher than 10ft above roofline. (artii sec 19 p 13)	no antennae shall be installed in front of house or visible from street (artii sec 9 p 7)
Greenhouse	greenhouses will be approved in advance (V-J p 15)		
Grass	Grass and weed must be mowed to less than 8 inches (V-L p 15)	Weeds and grass cut in sanitary, healthful and attractive manner (artii sect 15 p 11)	Keep premises, building, improvements, landscaping in well maintained, safe, clean and attractive condition at all times (art ii Sec 13 p 8)
Trees	Dead or damaged trees which might create a hazard to property or persons must be removed or repaired promptly - or HOA may do this and bill back to homeowner (V-L p 15)		
Easement	shrubs, trees, flowers, buildings, walkways, patios in the easement are homeowners responsibility if utility company must access (V - N p 17)	same -(Art ii -Sec 7 p 8)	
Curbs	curbs with sidewalks should have curb ramps at all cross walks (V-R p 19)	sidewalks must comply with all laws (art ii sect 20 p 14)	
Remedy	In the event of default and continuance of default after 10 days - the association may enter lot, cut weeds and grass, remove garbage, or other things to secure compliance and bill these back to owner or occupant. (V-S p 19)	In the event of default and continuance of default after 10 days - the association may enter lot, cut weeds and grass, remove garbage, or other things to secure compliance and bill these back to owner or occupant. (Art ii sec 15 - p 11)	Any other owner may perform corrective action to (Keep premises, building, improvements, landscaping in well maintained, safe, clean and attractive condition at all times) and charge back to the owner (art ii sec 13 p 9)
Fence	No chain link fences allowed (V-U p 20)	same (Art ii sec 13. p11)	
Plans	Improvements including streets, driveway, sidewalks, drainage, landscaping, fences, walks, fountains, statuary, outdoor lighting, and signs must be approved in advance (VI - B p 21)	no improvements without prior approval (Art II - Sect 2 p 3)	all construction and development including fences, mailboxes, lighting, sign, walkway - an any exterior addition or change including colors, illumination, must be approved in advance (art iv sec 1 p 12)
Remedy	If an exterior part of a dwelling is in need of repair - the owner has 30 days to repair after notification or the HOA may have repairs done and bill back to the owner (VI-D p22)		the HOA or any owner shall have right to enforce by legal proceedings all covenants (art vii sec 3 p 21)

Boats	No boats, RV, trailer, >3/4ton truck, bus shall be stored, parked or kept on lot or on street unless in day to day use or parking is temporary (VII -A p 23)	may not be stored in public street or forward of the front building line. Must be screened from public view	No boats, RV, trailer, non-operativ vehicle, and recreation vehicle , parked or kept on lot unless screened from public view in a manner approved by HOA (artii sec 11 p 8)
Storage	No lot may be used to store cmmercial products (VII- B p 23)		
AC	no window AC units may be installed (V11 - C p 23)		
Front lot	no fence or wall closer to the street than the minimum setback lines (V-U p 19)	no fence or wall or hedge closer to the street than the front building lines (arti Sec 13 p 10)	
Front lot			No decorative statues, bird baths, fountains, fences, plants, hedges, trees, shrubs, wall, structure unless approved in advance (art ii sec 12 p 8)
		Many more "rules" for zero line lots	Many more "rules" for zero line lots