

Centerfield in Bay Colony

Events and Conditions That Result in the Largest Number of Homeowner Complaints and the Restrictions/City Ordinances to Initiate Corrective Action

Number	Complaint/Event	Centerfield in Bay Colony Declaration of Covenants, Conditions and Restrictions	League City Ordinances
1.	<p>Storing boat in driveway and along side home.</p> <p>Storing trailer in driveway.</p> <p>Storing water scooters in driveway.</p>	<p>No boat, trailer, recreational vehicle, camping unit, bus, truck, or self-propelled or towable equipment or machinery of any sort shall be permitted to park on any Lot except in an enclosed structure, or in an area adequately screened by planting or fencing so as not to be seen from other Lots. (DCCR, Article VIII, Section 7). Contact Centerfield in Bay Colony HOA Board of Directors or Community Management Solutions (281-480-2563).</p>	<p>“No person shall park a vehicle, boat or trailer upon any street or right-of-way in the city for the purpose of: (1) Displaying such vehicle, boat or trailer for sale; (2) Washing, greasing or repairing such vehicle, boat or trailer, except repairs necessitated by an emergency; (3) Advertising, except by permit issued by the Chief of Police and under the conditions stipulated therein.” (Sec. 110-226).</p>
2.	<p>Parking vehicle on street overnight.</p> <p>Storing vehicle on street.</p>	<p>No overnight parking of any kind shall be permitted on any public street abutting a Lot within the Property. (DCCR, Article VIII, Section 7(ii)). Contact Centerfield in Bay Colony HOA Board of Directors or Community Management Solutions (281-480-2563).</p>	<p>“It shall be unlawful for the owner or operator of any vehicle to allow, cause or permit such vehicle to remain standing or parked on any street, alley, avenue or public way within the city for more than 48 hours continuously.” (Sec. 110-225).</p>
3	<p>Lawn not mowed.</p> <p>Grass growing over curb and out into the street.</p> <p>Unkempt front lawn with weeds growing.</p>	<p>Grass must be mowed in a neat and attractive condition. (DCCR, Article VIII, Section 15). Contact Centerfield in Bay Colony HOA Board of Directors or Community Management Solutions (281-480-2563).</p>	<p>“(a) It shall be unlawful for any person who owns or occupies any lot or other premises in the city to allow rubbish, brush or other unsightly, objectionable, or unsanitary matter to accumulate or grow on such lot or premises. It shall also be the responsibility of the owner or occupant of the property to maintain all of the city’s right-of-way adjacent to and extending beyond the property line to the curb line and/or adjacent improved streets, or alleys regardless of whether or not a curb line has been established. The property owner or occupant shall also maintain that portion of the property which extends beyond the property line to the extent weeds, rubbish, brush or other unsightly or unsanitary matter accumulate in such areas due to drainage from the property.”</p> <p>“(b) It shall also be unlawful for the owner of any lot or premises in the city to allow or permit the growth of weeds over a height of 12 inches on such lot or premises within any residential or business area within the city.” (Sec. 54-33) Note:</p>

			Subsection (c) is not quoted.
4	<p>Grass trimmings blown into gutter and out onto the street after lawn is mowed.</p> <p>Grass trimmings and trash allowed to prevent water to drain.</p>	<p>No trash, rubbish, garbage, manure, or debris of any kind shall be kept or allowed to remain on any Lot. The Owner of each Lot shall remove such prohibited matter from his Lot at regular intervals at his expense, and prior to such removal all such prohibited matter shall be placed in sanitary refuse containers with tight fitting lids in an area adequately screened by planting or fencing so as not to be seen from neighboring Lots. (DCCR, Article VIII, Section 4). Contact Centerfield in Bay Colony Board of Directors, Community Management Solutions (281-480-2563), or City Secretary for League City (to file a complaint under League City Ordinance Section 54-34).</p>	<p>“It shall be unlawful for any person in the city to throw or place in any street, alley or gutter any trash, tin or shavings, or any other thing whatsoever, so as to prevent the free passage of water or cause water to stagnate therein, or, in laying down or repairing water, gas or service pipes, to leave any street, alley or gutter in such condition as to impair the drainage of the street, alley or gutter in any manner whatever.” (Sec. 54-34).</p>
5.	<p>Dog feces on homeowners lawns.</p>	<p>Homeowners that experience other pet owners allowing a dog or cat to deposit feces on their Lot is encouraged to get the name and address of the pet’s owner and call the League City Animal Control with the complaint. The number is 281-332-2566. This is also the phone number for non-emergency calls to the League City Police Department.</p> <p>It is a violation of League City Ordinance for any person to fail to promptly remove and properly dispose of feces left by a dog or cat being handled by that person on public or private property. By law, any person walking a dog or cat should have a container or other instrument in their possession suitable for the sanitary removal and disposal of such animal's feces. A copy of that Ordinance is posted at the entrance to Centerfield in Bay Colony just across from the Recreational Center.</p>	<p>“(a) It shall be unlawful for any person to fail to promptly remove and dispose of, in a sanitary manner, feces left by a dog or cat being handled by that person on property, public or private, other than the premises of the owner or handler of such dog or cat.”</p> <p>“(b) It shall be unlawful for any person to walk a dog or cat on public property or the private property of someone other than the owner of handler of such dog or cat without having in their possession a container or other instrument suitable for the removal and disposal of such animal’s feces in a sanitary manner. This section shall not, however, apply to handicapped persons using guide dogs or to peace officers while using animals in the discharge of law enforcement activities.” (Sec. 18-16). NOTE: The League City Animal Control phone number is 281-332-2566. This is also the phone number for non-emergency calls to the League City Police Department. You must ask for Animal Control.</p>