



**Welcome to Pecan Square**, your new town in the country! We are so excited you are here! At Pecan Square, we have our own town square, which will be the traditional center of community life, anchored by Jackson Hall. The Square is an attraction for residents to meet new friends, families to grow and a place to see what's new and what's coming. We will gather to enjoy the full schedule of events such as community barbeques, barn dances, the annual Christmas tree lighting, or the Fourth of July parade, a full array of programming offered by our great on-site Pecan Square Lifestyle team.

*When you purchase a home at Pecan Square, you automatically become a member of the Homeowners Association, and you will get to enjoy community living at its best. You should have received your community documents at closing, they are probably still packed in your moving boxes, but you can easily access them on our website, [www.pecansquarehoa.com](http://www.pecansquarehoa.com). We encourage you to familiarize yourself with the information provided, as it is important ownership information, as well as your responsibility and commitment as a homeowner within the community. The website will be your one stop site, where you can find events, calendar, HOA documents, assessment and payment information, frequently asked questions, and a link to a web-based services that utilize proprietary software to give you real-time information about your account.*

The HOA office will temporarily be in Jackson Hall and the office hours will be 10 am-5 pm Monday through Saturday. Please make an appointment with the General Manager if you need assistance.

We are happy to be the first to welcome you to the community. Let's arrange a time to meet face to face, talk about association living, and provide your mailbox keys, change of address forms, as well as voter registration forms. We host regularly scheduled new homeowner orientations to help you get acclimated to living in a homeowner's association.

If you have any questions or concerns regarding your HOA at Pecan Square, please contact General Manager Michele Ray-Brethower at 214-952-0650 or [michele.ray-brethower@fsresidential.com](mailto:michele.ray-brethower@fsresidential.com). You can also contact our Customer Care Center 24/7, particularly for after hour emergencies at 877-378-2388.

Again, we welcome you to Pecan Square and look forward to meeting you!

Regards,

*Michele Ray-Brethower*

Michele Ray-Brethower, LSM, PCAM  
General Manager

*Candace Culver*

Candace Culver  
Lifestyle Manager



**PECAN SQUARE INFORMATION SHEET**

**HOA Contacts**

**Pecan Square HOA Office**

Jackson Hall, 2711 N. Market Square, Northlake, TX 76247

**Pecan Square General Manager**

Michele Ray-Brethower, LSM, PCAM  
[Michele.Ray-Brethower@fsresidential.com](mailto:Michele.Ray-Brethower@fsresidential.com)  
 214-952-0650

**Pecan Square Lifestyle Manager**

Candace Culver  
[Candace.Culver@fsresidential.com](mailto:Candace.Culver@fsresidential.com)  
 214-769-1078

**Pecan Square HOA Website**

Visit [www.pecansquarehoa.com](http://www.pecansquarehoa.com) to find the events calendar, HOA documents, blog, Connect, and more!

<b>SERVICES</b>		
Garbage	Waste Connections	<b>Phone:</b> 817-222-2221 <b>Trash/Recycling Pick-up:</b> Wednesday
Phone/Internet	Frontier	844-660-0648
Gas	Atmos	888-286-6700
Electric	CoServ	940-321-7800
Water	Town of Northlake	940-242-5707
Water Emergencies	Town of Northlake	During office hours M-F, 8 am-4 pm, 940-648-3290; after hours 972-943-4981.
U.S. Postal Service	Justin Post Office	940-648-3184; 120 W. 5 <sup>th</sup> St., Justin, TX 76247
HomePro Technologies	Technology	After Move In service: 214-529-6102 Onsite Technician is Rosco Dominguez (appointment only) <a href="mailto:r.dominguez@homeprotech.com">r.dominguez@homeprotech.com</a>
Emergency Service (police, fire, EMS)	Denton County	Non-Emergency: 940-349-1600 Emergency: 911
<b>PECAN SQUARE GROUPS</b>		
Pecan Square groups are managed by our homeowners. It's a great way to plug in deeper and know your neighbors with similar interests. Most of them have a Facebook page! You can also email <a href="mailto:candace.culver@fsresidential.com">candace.culver@fsresidential.com</a> to get connected!		
<b>HOA FAQs</b>		
Swimming Pool	May-September	Monday-Sunday: 10 am- 8 pm 4 guests maximum per household
Garage Sales	May and October	First weekend; HOA will advertise
Emergency After Hours	Customer Care Center	Open 24/7; please call 877-378-2388
<b>WE ARE SOCIAL</b>		
Like us on Facebook	Public Page	Pecan Square by Hillwood
Request to join our Homeowner Facebook	Private Page	Search: Pecan Square HOA
Follow us on Twitter & Instagram	Public	@PecanSquareTexas
Follow us on SnapChat	Public	PecanSquareTexas

# PECAN SQUARE™

## Highlights of the Association’s Guidelines for Community Living

The following is a summary of a few of the most commonly asked questions from the Covenants, Conditions and Restrictions covering the lots in the Pecan Square Residential Community Association. This is intended to be a brief overview. Please consult the governing documents for the full Rules, Regulations and Guidelines.

### GENERAL INFORMATION

#### Semi-annual Assessments:

Each homeowner who purchases a home in Pecan Square becomes a member of the Pecan Square Residential Community Association. The annual assessments of \$2,120 are billed and payable semi-annually, \$1,060 due February 1<sup>st</sup> and August 1<sup>st</sup>. If your property has front yard landscaping (rear entry properties that are 40’, 70’ or a townhome lots) the additional costs is also paid semi-annually per the amount listed in the table below. The townhomes in Pecan Square are in a sub-association, the Pecan Square Townhome Community Association, and property owners have not only the master assessment for Pecan Square Residential Community Association, but also a secondary assessment, which includes front and back yard landscaping.

#### Pecan Square HOA Dues Summary, pricing based on lot size.

Lot Size	Builders	Annual Dues	Pecan Square HOA	TH Sub Assoc.	Frontier Internet 500/500	Front Yard Maintenance	Back Yard Maintenance
40'	Ashton Woods, Highland Homes	\$2,640	X		X	X	
50'	David Weekley, DR Horton, Perry Homes, Pulte	\$2,120	X		X		
60'	Toll Brothers, Plantation	\$2,120	X		X		
70'	Drees Homes	\$2,900	X		X	X	
Townhomes	CB Jeni	\$5,060	X	X	X	X	X

#### Paying your Assessments

ClickPay is our preferred method of accepting homeowner payments. We invite you to make individual or automatic payments online through Clickpay from your smart phone, tablet, or other media device. Payments can be made by e-check (ACH) for FREE and by major credit card or debit card for a fee. You will need to set up your ClickPay account as a new resident at <https://www.clickpay.com/custom/fsr/login.html>. Click “register” at the top of this webpage. Please note the onsite HOA office cannot accept homeowner payments. You will not be able to set up your account until we have received the title transfer information from closing, which can take up to 4 weeks.

## **ARCHITECTURAL GUIDELINES**

This is a summary of most frequently asked questions regarding the architectural guidelines. To review all the documents in their entirety, see [www.pecansquarehoa.com](http://www.pecansquarehoa.com).

### **Fencing:**

A Fence is to be 6' in height and constructed with #1 grade rough cedar. Fences must remain in good repair and stained the approved color. Fence stain information is located on the Pecan Square HOA website ([www.pecansquarehoa.com](http://www.pecansquarehoa.com)). There is a minimum 20' setback from the front of the home on all lots, and fencing cannot be moved within the setback.

### **Landscaping:**

Landscape beds must use native and adaptive plants from the approved plant list in the Architectural Guidelines, requiring less water and giving consistency to the landscape palette in the Pecan Square community. At least 30% of the available front yard area and corner yard must have landscape bed coverage with the remaining 70% of the yard area being composed of grass or as otherwise set forth in the Architectural Guidelines. See your closing documents for information on the Front Yard Maintenance program, if applicable. (40' and 70' Rear entry properties and Townhomes)

### **Pets:**

Owners may keep up to (4) four house pets. Permitted household pets are limited to domesticated dogs, cats, caged birds, and aquarium fish. No dangerous animals, farm animals, or animals kept, bred, or maintained for commercial purposes are allowed. Owners must keep pets leashed or carried while on any portion of the property outside the owners' lot and are not permitted inside the amenities.

### **Sheds:**

Sheds must be located behind a 6' cedar fence, not exceed 7' maximum height and limited in sight based on your lot size. Exterior materials are limited to wood or cedar (metal and plastic sheds are not allowed). The shed must have a pitched roof and shingles similar to that of the main house. Sheds must have a minimum of 5' clearance from other structures or property lines. Gambrel (barn) style sheds are not allowed.

### **Holiday decorations:**

Holiday decorations are permitted and may be installed no earlier than thirty days before the holiday and are to be removed within seven days after the holiday, except Christmas decorations which may be maintained from the day after Thanksgiving to January 15 of each year and Fall decorations may be maintained from October 1 to December 1.

### **Basketball Goals:**

Permanent basketball goals may be permitted on an Owner's Lot subject to the review and approval of the Architectural Control Committee prior to installation. Portable goals are allowed but cannot hang into the street or block the sidewalk. They must be stored in driveway, garage, or backyard when not in use.

### **Mulch:**

Approved landscaping mulch color is black or brown.

### **Trash Receptacles:**

Trash may go out at dusk on the morning before trash pick-up day until dusk on the day of trash pick-up. Trash containers must be kept inside the garage or fenced yard and may not be visible from a street or another lot. Trash and recycling service is provided by Waste Connections and pickup is every Wednesday.

### **Exterior Modifications and Additions:**

Before making any changes, additions or improvements to the exterior of your new home you must get written approval by filling out a Pecan Square HOA Architectural Control Committee (ACC) Request

Form and submitting it to the Association for approval. Forms are available at the Association Office located at Jackson Hall, or on the Association website ([www.pecansquarehoa.com](http://www.pecansquarehoa.com)) under the Forms and Documents section. Examples of changes that require prior approval are landscaping (planting new or additional trees and shrubs, flower bed edging), gutters, storm doors, arbors, patios, sheds, pools, playground equipment, paint color, roofs, attached and detached outdoor cooking areas, etc.

**Vehicles:**

Commercial, inoperable, recreational, trailers, boats and other watercraft, may not be parked, kept or stored on any lot or street unless stored or placed within the garage; or screened from view of the general public. If an exception is needed for a short period of time, contact the General Manager, Michele Ray-Brethower, via email [Michele.Ray-Brethower@fsresidential.com](mailto:Michele.Ray-Brethower@fsresidential.com). Golf carts, motorized scooters, ATV's are *prohibited* on any portions of the lots, common areas, sidewalks, streets or other portion of the property.

**Satellite Dishes:**

A satellite dish may be installed towards the rear of the home in a location that is minimally visible from the street in accordance with the Architectural Guidelines and only after approval from the ACC has been received.

**Signs:**

- No signs advertising or referencing the renting or leasing the home is allowed
- Professionally made security signs no larger than 1 square foot
- Standard political yard signs may be erected no earlier than 90 days before an election, and must be removed within 15 days after the election

***Please help maintain the community and your property values by honoring these restrictions and respecting your neighbors. If you have any questions concerning this summary, contact your General Manager.***

# PECAN SQUARE™

## Meet Dr. Robert Moon



Dr. Robert Moon is our horticulturalist and helps our neighbors' lawn and landscaping flourish. Dr. Moon created resources for our neighbors such as a gardening and watering calendar, approved plantings, monthly blog (on [www.pecan-squarehoa.com](http://www.pecan-squarehoa.com)) and quarterly educational classes for residents.

## AMENITIES

### JACKSON HALL



This is where all the activity happens! The game room is open from 10 am-5 pm, Monday-Saturday, and included billiards, foosball table, shuffleboard and many game tables with board games. This is also the location of the HOA office which is the large white building at the end of Pecan Parkway, and a focal point of the Square. Come and visit us on Monday through Saturday from 10:00 am-5:00 pm. We also have the Family room available to rent at Jackson Hall. All rental forms can be found at [www.pecansquarehoa.com](http://www.pecansquarehoa.com).

### JACKSON HALL POOL

One resort style pools with cabana lounge areas and seating, directly behind Jackson Hall and is accessible with your FOB, Monday-Sunday from 10 am-8 pm, from Memorial Day to Labor Day.

### TOWNSQUARE/EVENT LAWN

Located directly in front of Jackson Hall.

### PECAN SQUARE PLAYGROUND

Located in between Swift and Midway streets, going east on Cobbler from Pecan Square Parkway.

### OTHER AMENITIES:

Pecan Square Residential Community will be built in several phases. Phase 1 amenities also include: The Greeting House Post & Parcel Center, The Greeting House Co-Working Space and The Arena all expected to be completed in Fall 2020.

## COMMUNICATION

We do our very best to keep homeowners informed about this wonderful community. Please make use of these outlets for information.

□ Newsletter/Email Blasts

Pecan Square newsletters are sent via e-mail to all residents of Pecan Square HOA. Please be sure to check your junk/clutter folders so you don't miss out on valuable information about upcoming events, HOA information, and new developments in the community.

□ HOA Website

The Pecan Square HOA website is: [www.pecansquarehoa.com](http://www.pecansquarehoa.com). This site provides a wealth of useful information, including rental forms for the various amenities, Association Documents, meeting minutes and the events calendar. You can also check your account balance and review other property information through our web-based, proprietary software called Connect. Set up your account at <https://PecanSquare.connectresident.com>.

### **Front Yard Landscaping Owner Responsibilities**

Front yard landscape maintenance is included in the assessments for homes that have rear entry lots (40', 70' and townhomes). Front yard maintenance includes mowing, edging, weed control and fertilization of the lawn area. Backyard landscape service is only available to the townhome property owners. Any landscape, irrigation, lawn or plant materials that require replacement will be the responsibility of the Owner. The HOA has been granted an easement across all lots to perform the landscape maintenance. No unreasonable access to the front yard area shall be denied to the HOA and/or the lawn maintenance contractor. HOA front yard maintenance occurs on Thursdays from 7:30 am-7:30 pm (weather permitting). Friday and Saturday are back-up days for inclement weather and schedule adjustments. While these days are the scheduled maintenance days, if weather is a problem, alternate maintenance days may be necessary.

Owner Responsibilities for front yard landscaping:

1. Keep all vehicles, toys, water hoses, pets, and other objects away from Front Yard Maintenance areas and or in the garage. Any damage which may occur to these items is the responsibility of the Owner.
2. Monitor irrigation system so that all areas are not too wet or too dry. The Front Yard Maintenance program does not include maintenance, repairs, or adjustments to the irrigation systems on individual lots.
3. Shut off the irrigation 24 hours prior to the landscape maintenance day to minimize yard damage.
4. Provide unfettered access to all Front Yard Maintenance areas. Damage to such items as landscape lighting, front yard accessories, or structures in the responsibility of the Owner.

### ***COURTESY NOTICE***

***This is a courtesy notice and may not contain all information, the provisions of the Restrictions (as each may be amended) and the decisions, policies, actions (as such may be modified) by the HOA Board of Directors and the HOA Management Company (including Yard Maintenance) shall supersede any information contained herein. Information is subject to change without notice or revision hereof.***

# PECAN SQUARE<sup>SM</sup>

## Pool Rules

### ACCESS:

Access to the pool area is for members of the Pecan Square Homeowners Association that are in good standing and their guests only.

### GUESTS:

Guests are welcome but must be accompanied by a homeowner, only four (4) guests allowed per household.

### HOURS: Open Daily

10:00AM – 8:00PM Open Swim

### POOL RULES:

1. **NO LIFEGUARD** on duty. Swim at your own risk.
2. Please shower before entering pool.
3. Proper swimwear required.
4. For the health and safety of the residents, rubber pants in addition to swim diapers are **REQUIRED** for all non-toilet trained children. No diaper changing in the pool area.
5. Children under the age of 14 **MUST** be accompanied by a resident, 18 years or older, possessing a valid pool fob.
6. A resident, 18 years or older, possessing a valid pool fob, **MUST** accompany all guests.
7. Persons with skin diseases, open sores or wounds, inflamed eyes, nasal or ear infections or any communicable diseases are not allowed to use the pool.
8. **NO** diving or running and jumping into the pool are allowed.
9. **NO** smoking of any kind, **NO** glass objects of any kind allowed in pool or pool area.
10. **NO** pets (or animals), leashed or otherwise are allowed in the pool area. Exceptions will be made for companion animals for disabled residents.
11. Radios and other noise should be maintained at a low-level at all times.
12. **DO NOT** ride bikes, tricycles, scooters, hover boards, roller blades or skateboards in the pool area.
13. Running, boisterous or rough play that may endanger the safety of others is **NOT** allowed.
14. Traditional beach balls only, no oversized flotation devices, including rafts.
15. Foul language and/or threatening behavior will **NOT** be tolerated.
16. Emergency equipment is to be used for emergencies only.
17. **NO** trespassing after pool hours or during pool closures.
18. **NO** opening of pool entrances for anyone outside of the pool facility.
19. The Homeowners Association or Management Company is not responsible for accidents, injuries, exposures or theft.
20. **VANDALISM WILL NOT BE TOLERATED.** To report vandalism, call police immediately, then notify Management Company.
21. In case of **EMERGENCY, CALL 911**
22. Violation of pool rules may lead to revoking of pool privileges and/or criminal prosecution.



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SQUARE.

HOMEPRO

# WELCOME TO CANOPY

When it comes to home technology that keeps you connected to everything and everyone, Canopy has got you covered.

## Move-in Ready Smart Home

Your new home includes the following features :



### Gigabit Internet

Crazy fast half-gig internet. Get crazier with a full-gig upgrade.



### Echo Show

She says "welcome home". You say, "play Game of Thrones."



### Ring Video Doorbell

See people and packages as they arrive.



### Full Wi-Fi Coverage

Here, there and everywhere you go. Glitch-free streaming in every room.



### On-site Home Automation Support

Sometimes you just need a human.



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## But wait, aren't all homes today built 'smart?'

### Here at Pecan Square, our smart homes are beyond smart

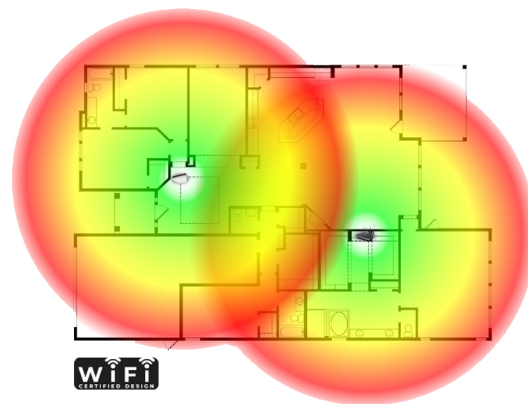
The best technology isn't complicated or isolating. It's simple. And, when used the right way, it can actually bring people together – serving to deepen a sense of community. We are giving homeowners powerful digital tools like an Alexa-activated Echo Show, Ring video doorbell, and half-gigabit internet that lets you know what's going on in your neighborhood. Now that's smart.

### The HomePro WiFi Guarantee

HomePro guarantees that you will have spotless 2.4ghz WiFi coverage throughout your entire home. If you find a dead zone, we will fix it for free!

### WiFi designed specifically for your home

Yes, during construction, your home was heat mapped to help HomePro plan the perfect WiFi coverage.



## On-site Home Automation Support

As a service to homeowners in Pecan Square, tech support is available to all. Simply visit the Greeting House during office hours or schedule a house call via Echo Show.

- **Having trouble connecting your smart TV to the network?**
- **Want to add additional smart home devices to your home?**
- **Questions about your home's network?**
- **Need help using your Echo Show?**

On-site tech support is available to help with all of your AV, home automation, and network needs, and to serve as your all around AV handyman.



**214-529-6102**



**pecansquare@homeprotech.com**

**For scheduling your HomePro appointment please call,  
972-245-5777**

\*\*\*While access and services by our community tech support are included in your HOA, fee's may apply for certain services such as TV mounting or services that require additional equipment or hardware.