

Open Space Guidelines
Circle C Homeowners Association, Inc.

February 7, 2012

These guidelines apply to open space areas* owned by the Circle C Homeowners Association located adjacent to or behind single family homeowner lots in Circle C Ranch.

1. Open Space Areas behind homes are designated as passive activity areas. They may be designated drainage or water quality areas, karst feature areas, re-irrigation areas or greenbelts. If they are not fenced, homeowners are welcome to walk through the areas; however organized activities such as sports, picnicking, vehicular activity, or other active use is not permitted.
2. Individual homeowner lots end at the rear fence marking the rear property line. Homeowners may not extend their back yards into the open space owned by the CCHOA. Items such as batting cages, golf putting greens, basketball hoops, tree houses, fountains, and organized gardens, among other things are not allowed.
3. No storage of extra items from your backyard or home is allowed in the open space areas.
4. Piling debris, clippings, trash, leaves, tree limbs, etc. is expressly prohibited. This is a fire danger.
5. Homeowners are welcome to weedeat behind their fences up to 20 feet. Homeowners are responsible for removing debris generated by this activity. If you back to a wooded area, small brush and trees under six inch caliper, and dead cedars up to 16" caliper may be cleared up to 20 feet. Homeowners must promptly remove all debris, clipping, tree limbs, from the open space area and dispose of it properly.
6. All areas are reviewed by the CCHOA on a regular basis. Deed Restriction Violation Notices will be sent when a homeowner is in violation of any of these policies.
7. The Circle C Homeowners Association provides limited weed-eating services to some of the areas three times per year. Wooded areas are left naturalized, fenced in areas are left naturalized, and not all areas are scheduled for maintenance. If you are uncertain about your area and want to determine if any maintenance is provided, please contact the CCHOA at info@circlecranch.info.
8. The Circle C Homeowners Association cooperates with the City of Austin Fire Department and other local and State entities by forwarding information from these entities to our members through our email list, website and newsletter.
9. **Fire Prevention is a community effort. Please clean up your trash and debris, do not store anything on land belonging to others, and educate yourself on how to prevent urban wildfires. Here is a link to the City of Austin website that lists links to fire prevention tips: <http://www.ci.austin.tx.us/fire/>**

*Open space areas include drainage areas, fenced karst feature areas, greenbelts, and re-irrigation areas owned by the Circle C Homeowners Association.