



Covenants, Conditions, & Restrictions CC&Rs Summary

Property Use

- Homes are **single-family residential only**
 - No businesses or commercial use
 - No short-term rentals
 - Homes must be rented **as a whole** (no room rentals)
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Rentals & Tenants

If you rent your home:

- Lease must be **30 consecutive days or longer**
 - Owners must submit to the board current:
 - Tenant contact information
 - Term of lease within 10 days of starting date
 - Owners must provide tenants copies of [all governing documents](#):
 - Deed Restrictions
 - Bylaws
 - Association Rules
 - **Owners are fully responsible** for tenant behavior
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Nuisances & Property Standards

Not allowed on any lot:

- Trash, debris, abandoned items
 - Junk or inoperable vehicles (including boats)
 - Heavy construction equipment stored on lots
 - Livestock or poultry
 - Noxious or offensive activity
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Construction & Improvements

- ACC approval required **before**:
 - New construction
 - Additions
 - Fences
 - Sheds or garages
 - One home per lot
 - Height, setback, flood-plain, and masonry [rules](#) apply
 - Construction must be completed within **1 year**
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Big & Little Parks (Lots C22 & C23)

- Reserved for property owners, renters, and accompanied guests
 - Limit of 2 park keys per household
 - Keys remain property of TLPOA
 - Must be returned to Treasurer upon sale of property
 - may not be duplicated, sold, loaned, or given to anyone else
 - Governed by [Park Rules](#) & [Bylaws](#)
 - Gates must be relocked after each use
 - Boat/trailer storage slots available by assignment only
 - Campfires must be completely extinguished immediately after use
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Fees

- Annual maintenance fee (set at May meeting)
 - Due **90 days after the meeting**
 - Late fees and liens apply if unpaid
 - **\$200 property transfer fee** due at closing
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Enforcement & Fines

- Board may assess fines for violations of covenants and rules
 - Fines may be up to **\$20 per day for each violation**
 - Notice and opportunity for hearing (within 30 days) required by Texas law
 - Owners may appeal Board decisions within 30 days of notice
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Community Email Communications

TLPOA provides community email lists to support neighborhood communication and association business. Use of these lists is a privilege and governed by the **Email Acceptable Use Policy**

General Rules (All Email Lists)

Not allowed:

- Disrespectful messages
- Political or religious advocacy
- Commercial advertising
- Jokes, rants, or personal blog content
- Forwarding private email conversations
- Posting content unrelated to the Travis Landing community

Property Owner Email Lists

business@tlpoa.org – (new owners are automatically added)

- Official, one-way communications from the TLPOA Board

notices@tlpoa.org

- Informal community email list available for property owner to use
- Short community announcements only
- Examples: garage sales, social events, lost/found pets, neighborhood news
- Not for complaints, debates, or lengthy discussions

 View the full [Email Acceptable Use Policy](#)

 Full text official documents available in the [Documents section](#) of the tlpoa.org website*

 [CC&Rs Combined](#) (All Deed Restrictions, Bylaws, & Official Rules in a single PDF)*

 Questions? Use the [Contact Us](#) page, or call the Travis Landing Hotline at (512) 710-6526

*Check the Documents Section of tlpoa.org for current official document versions