

For assistance with community questions or concerns, please contact your community representative at SBB Management Company

SBB Management Company

8360 LBJ Freeway
Suite 300

Dallas, TX 75243

www.sbbmanagement.com

Community Manager:

Vanessa Burch

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972-960-2800 x 306

Administrative Assistant:

Mallory Dombrowski

m.dombrowski@sbbmanagement.com

972-960-2800 x 316

Architectural Modifications

A reminder to homeowners: any additions or exterior modifications must be approved by the HOA. You can submit your application, available online at www.sbbmanagement.com, to Mallory Dombrowski at m.dombrowski@sbbmanagement.com.

It is important that you get approval *prior* to making any exterior changes to your home. Failure to get written approval may result in unnecessary costly expenses.

“When in doubt, fill one out.”



Speed Limit

The Association cares for all of our residents and guests. For the safety of everyone in the community, Griffin Parc requests that all residents and visitors do not exceed **20 MPH** when driving in the community.

Talking Trash

All trash and recycling must fit inside your cart with the lid closed. If you are unable to fit all trash items inside your cart, you will need a special bulk pickup. Overloaded carts will not be collected.

Bulk trash service is offered by the City of items too large to fit in your trash container, up to 5 items a month. Interactive maps are available at www.friscotexas.gov to find out when your bulk items will be collected. Call 972-292-5900 before noon the day before your area's scheduled pick up to make arrangements.

You can find a list of what type of items will or will not be collected at bulk pick up on the city of Frisco Website.

Yard of the Month

Yard of the Month will run from May through September in 2019. In October, homes will be judged on their Halloween decorations and there will be a Holiday Decorating contest in December.

The program is managed by the Landscape Committee. Judges will be looking at the overall quality of and appearance of the house and lot in general. Winners will receive a \$50.00 gift card and get to display the Yard of the Month sign in the front yard for the month of distinction. The sign will be returned to the Landscape Committee for use by the next month's winner.

Griffin Parc is dedicated to improving the quality of living and appearance in the community. The Association encourages residents to take pride in their home and neighborhood. In turn, the HOA wants to reward those who do a superior job in maintain their yards in such a way that they enhance the overall curb appeal of the entire community.

Compliance

The Association's number one priority is maintaining and enhancing property values for all of its members. Homes and yards with dilapidated or deteriorated appearances can adversely affect the community's appearance, which will cause a decline in home values. The following is a collection of common compliance issues in the community.

Landscaping

- Mowing, edging, and weed treating
- Fertilizing
- Tree trimming/lifting-trees cannot block the streets or sidewalks
- Replacing dead or missing grass, shrubs and trees
- Weeding shrub beds and tree beds
- Repairing cracked or broken shrub/tree bed borders

Exterior Painting

- Chimneys, siding, trim, shutters, and front doors must be painted/stained and maintained properly
- *Changing your paint color* requires approval from the Architectural Review Committee

Community E-Mails

Please be sure to keep your contact information up to date. If your email or telephone number have changed, please contact Mallory Dombrowski at m.dombrowski@sbbmanagement.com.



Fences

- Fences that were previously stained must be maintained (stain must be uniform in color)
- Must be standing upright (not leaning)
- Missing or broken pickets, lattice and runners must be replaced
- Wrought iron fences and railings need to be maintained (i.e. no rust or faded/peeling paint)



Debris

- The driveway cannot be used for storage or discarded items
- All landscaping debris must be collected and stored properly until bulk trash pickup

Griffin Parc Website

If you have not done so already, log on to www.griffinparchoa.com and register your account. The website has information and news about the community including notices for the Board of Directors Meetings, Association Documents (DCC&Rs), Architectural application, a resident directory and also a link to pay your annual assessments. If you have any questions concerning the website, please contact Mallory Dombrowski at 972-960-2800 ext 336.

Pet Ownership in the Neighborhood

Please keep your dog on a leash at all times outside of your home or fenced yard.

In the City of Frisco, Animal owners are legally responsible for the removal and disposal of all pet waste in a sanitary manor. Pet stations have been installed at various places in the community for your convenience.

Owner's, please keep dog barking to a minimum, especially early in the morning and late at night. If you see an irresponsible dog owner, report your concerns to the City of Frisco's Animal Control Department at 972-292-5303.