



Top 10 things to know as a new Easton Place Resident

Welcome to our special neighborhood! We're glad you're here. We have put together this information to make your transition easier – we hope you find it helpful. If you have any questions, don't hesitate to reach out!

Sincerely,
Your Easton Place Board of Directors

1. Bylaws

You should have received a copy of the Easton Place Homeowners Association bylaws when you purchased your home. The document can also be found on EastonPlaceHOA.com. Please read the short document thoroughly and ask questions if you have them!

2. Architectural Control Committee

A key feature of our Easton Place Bylaws is Article VII, 7.1 covering our Architectural Control Committee. Please read Article VII in full to be familiar with it. In summary, to preserve the architectural character of this special neighborhood – and protect your investment – you are required to submit, in writing, your request to make any modifications to the exterior of your home or property to the ACC. This must be done before any work is started. The ACC members are listed on EastonPlaceHOA.com, along with their contact information. Thank you for your cooperation!

3. Staying in touch: EastonplaceHOA.com and Facebook

Our official communications channel is our website, EastonPlaceHOA.com. Please request to be a member of this private website, where you can find a wealth of information, including contact information for your neighbors, board members and committee members. Don't forget to list your pets on your EastonPlaceHOA.com profile. The list has already shown to be helpful in reuniting lost pets with their owners.

If you're also into social media, you can also connect through our dedicated Easton Place Facebook page (search for Easton Place Homeowners Association)! This is mostly used for urgent alerts (coyote sightings, etc.), asks for contractor recommendations, and additional reminders about neighborhood activities. Posts

occur a couple of times per month on average, and the page is private and posts can only be seen by approved neighbors.

4. Annual dues/special assessments

We are not a large neighborhood, and our dues have not increased in decades – even as inflation has impacted the amount we pay for our water bill, landscaping, etc. So it is critical that we receive each and every one of the \$300 mandatory annual dues on time every year. Some years, our membership also approves, by vote, special assessments to pay for more extensive neighborhood projects. Those are also not optional. Thank you for your timely payments – our Board is all volunteer, and having to actively pursue payments costs us time and money.

5. Maintaining our common property for everyone's enjoyment

A main purpose of our neighborhood association is to maintain our common areas and property. You can find a map of our common spaces on EastonPlaceHOA.com, and read Article VIII of our bylaws governing use of the common areas. The Board of Directors manages regular maintenance (“mow and blow”) from around April to October, including taking care of any fallen, broken or dead trees on common property. We also schedule neighborhood voluntary “cleanups” to stretch our budget, watch for announcements to pitch in!

In an effort to keep our common areas clean and avoid fines by the city, please do not use them as a dumping ground. Only bulk trash/landscaping debris from the common area can be placed on common area property – debris from your household must remain on your property.

6. A unique feature of our neighborhood is our pavilion

One special feature of our neighborhood is the large pavilion, located in our main common area. The neighborhood replaced the roof in 2020. Please note there is no electricity or running water. You can reserve the pavilion for your private event by contacting the Board of Directors ahead of time, and we ask that you secure a special insurance certificate to protect the neighborhood from any liability.

7. Get to know your neighbors!

We hold periodic gatherings, including our annual meeting, to review neighborhood activity, ask for neighborhood input or just to get to know each other. It's a small neighborhood, so look for coming events to get out and meet your fellow Easton Placers!

8. Improving Easton Place for the long term

We have volunteers on our Common Place Committee who have worked to determine long-term needs for the neighborhood, including cataloguing the trees in

our common area, developing a tree management plan, and beautifying the street islands, among other work. Want to learn more? Visit EastonPlaceHOA.com.

9. City ordinances

Friendly reminder that all Dallas city ordinances apply to Easton Place. That includes the 24-hour parking restriction on our street and the ordinance prohibiting bulk trash from being set out before the Thursday before our bulk trash week (second Monday of each month).

10. VIP/security/Eastwood Neighborhood Association

Did you know? Easton Place is also a small part of the larger, entirely voluntary Eastwood Neighborhood Association surrounding our street. Annual dues of \$20 are voluntary. The neighborhood organizes parades and gatherings throughout the year and work to improve the park and green space. As part of Eastwood, our Easton Place neighborhood also benefits from regular VIP (Volunteers in Patrol) security patrols organized through Eastwood Neighborhood Association. You'll see cars driving through with VIP signage and flashing lights, helping to notify the police about any suspicious activity and keeping us and our property safer. Learn more about Eastwood and opportunities to volunteer by visiting eastwooddallas.org.

Again, welcome home! Have a question? Want to get involved in making Easton Place the best neighborhood? Contact your EPHOA board at eastonplacebod@eastonplacehoa.com.