

Whitewing Trails



Dear Residents,

As a reminder, our community standards and guidelines are essential for maintaining the beauty, harmony, and property values within our neighborhood. These standards are outlined in the governing documents and policies of the Association and are subject to amendment from time to time. Whitewing Trails Board of Directors and its Managing Agent are dedicated to upholding these standards and ensuring compliance with the rules and regulations of the Association and we are committed to working with the residents to address and resolve issues promptly even though oversights or varying opinions regarding enforcement may occur.

This notice is to advise owners that recent changes in enforcement for compliance issues related to improper or illegal parking of vehicles on the streets within the community shall be reported to the City of Princeton Code Enforcement. Please be advised, issues of abandoned vehicles and vehicles deemed to be a safety hazard (such as suspended on a jack, broken windshields or windows, etc.) may be stickered by the Association to address safety hazards or concerns but will also be referred to Code Enforcement to address enforcement and/or removal of all such vehicles.

Property Management :
Essex Association Management, LP
1512 Crescent Dr., Suite 112
Carrollton, TX 75006

Helpful Contacts

Compliance Department
compliance@essexhoa.com

Billing Department
billing@essexhoa.com

Architectural Modification
acc@essexhoa.com

Pool
poolkeys@essexhoa.com

To submit web submissions 24/7 via
Association Website:
<https://whitewingtrailshoa.com/contact-us.aspx>
(not registered – please sign up today)

Compliance General Overview

When a violation of community standards (including Community-Wide Standards) is observed, the Association will initiate the following general steps in the compliance process excluding of course, violations for vehicle infractions which shall now be reported directly to City of Princeton Law Enforcement / Code Enforcement for the required infraction follow up. The Association may track vehicle violations internally for informational purposes only, but enforcement shall be the responsibility of the City of Princeton and the applicable enforcement agency.

1. Initial notification: Residents receive a formal notice of violation. The notice will include the details of the type of infractions and typically a photo as well as the number of days owner / resident will have to cure the noted violation.
2. Additional notifications: If residents fail to remedy all violations within the period allowed, additional notices will follow. The number of additional notices and allotted periods will depend upon the Association's governing documents and any enforcement policy in place. Additional notices may include fine warnings, fine notifications, notice of Corrective Action, and/or suspension of amenity privileges.
3. If an owner feels he/she has reason to dispute the violation, all owners have the right to a hearing before a hearing panel or the board under Texas Property Code to discuss the violation.

All residents are encouraged to familiarize themselves with the community's governing documents and policies. Whitewing Trails is a **deed restricted** community which means your purchase of a home in the community is deed restricted and subject to all rules and regulations existing or thereafter adopted.