

Your property and the neighborhood.

Because Houston doesn't have residential zoning, actively enforced deed restrictions are the best tool the homeowner has to protect their property value and ensure the quality of life in the neighborhood. To that end, the Maplewood Civic Club elects the Architectural Committee (AC) to enforce the deed restrictions.

What are the deed restrictions?

In legal terminology, they are covenants that run with the land. The developers of the subdivision restricted the number, type, style, placement and use of all structures on the lots in Maplewood. Owners and residents are legally bound by the restrictions.

Requirements and improvements:

- Each lot may have one single-family residence of at least fifty-one per cent brick, masonry or stone. It may be one or two stories high. Lots must have a garage or carport with space for at least two vehicles. A detached garage may be two stories high. An attached garage may be no higher than the residence. One outbuilding no higher than eight feet is allowed unless screened from public view.
- Building must be within the setback lines and behind the building line. Detached garages and outbuildings may be closer than the setback to the property line. Fences must not be built beyond the front of the house.
- Roofs may be composite shingles or metal sheeting. Corrugated metal and pea gravel are not allowed.
- Fences may be wood, ornamental metal or vinyl. Chain link is not allowed.

- No improvements other than fences may be built in the easements.

- Structural changes and rebuilding a house, garage or outbuilding require prior written approval by the AC.

- To get approval, fill out a Construction Plans Submission form available on the club website under Deed Restrictions. Send it to the AC with the construction plans and a lot survey. The AC will review it and reply in writing within thirty days. Please note that city construction permits require the owner to check the deed restrictions and get prior approval from the AC.

Property use:

- Lots and residences in Maplewood are for single-family residential use. They may not be subdivided or sublet.

- Businesses are prohibited. Commercial or professional use, trade, noxious or offensive activities are prohibited. Boarding houses, selling cars, trucks, boats and trailers as a business activity are prohibited.

- Dismantled, unserviceable, unlicensed and uninspected vehicles may not be stored in public view for more than ten days in a month. Motor homes, boats and trailers may not be stored in public view for more than ten days in a month.

- Vehicles, motor homes, trailers and boats may not be parked on the grass in public view. They may not be parked on the street for more than twenty-four hours.

- No signs are permitted except for house for sale, house for rent, security, political endorsement, temporary construction and garage sale. Only one of each type sign is allowed.

- Keeping animals bred for commercial purposes is prohibited.

Routine maintenance:

- Houses, garages and outbuildings must be kept painted and in good repair. This includes brick, masonry, stone, wood, roofs, gutters, trim, windows, doors and fences.

- Trash, cans, containers, bags, boxes, limbs, lumber, chemicals, glass, furniture, appliances and machinery may not be stored in public view in front of or on the side of the house. City trash cans, however, may be kept on the side of the house.

- Put city trash carts, bagged grass and leaves on the curb between 6:00 p.m. and 7:00 a.m. on the scheduled collection day. Put out heavy trash after 6:00 p.m. the Friday before monthly pickup. Promptly remove any trash and cans not picked up by the city.

- Cut grass and weeds regularly year round. Edge sidewalks, drives, and curbs.

- Weed landscape beds. Remove dead trees and landscaping. They are presumed unattractive and a safety hazard.

- Keep curb inlets and street gutters free of dirt, debris, grass and weeds.

- Eliminate standing water as a mosquito control measure.

Where to get a copy of the deed restrictions?

They are on the club website under Deed Restrictions and in the real property records of the Harris County Clerk under your Maplewood section number. Your

section number is on your property deed and your tax bill.

How are they enforced?

AC volunteers routinely drive the neighborhood to identify maintenance problems. They send out yellow reminder cards asking owners to fix problems.

You can call, write or email the AC to talk about a yellow card or complain about a suspected violation of the restrictions.

The AC will investigate. It may send a letter or talk to the owner. If the problem is not resolved, the AC will send a formal notice to the owner by mail. Beyond that, it may take legal action.

Regardless of AC attempts to enforce the deed restrictions, any property owner can take legal action against another property owner or resident to get relief.

This pamphlet is a general overview of the restrictions and furnished for informational purposes only. You should obtain a copy of the restrictions to address specific questions.

Maplewood Civic Club:

- A 2014 amendment of the deed restrictions made all property owners members of the club, created owners' rights and obligations, dues and special assessments.
- The club's by-laws were amended in 2015 to accommodate the new restriction.
- Annual dues and special assessments, if any, are due on January 1st and late after March 31st each year.
- Dues and special assessments are a legal

obligations. Left unpaid, they incur late charges and extra costs.

- Email the club treasurer about them at accounting@maplewoodcivicclub.org
- The Board of Directors and the AC are elected at the annual meeting of the club in November.

Board of Directors:

Phil Kunetka, President, 832-215-3233
Marilyn Rambow, Treasurer, 713-664-4484
Susan Waldman, Secretary, 713-667-3070
Bob Baumgartner, VP AC, 713-541-9545
Greg Chilek, VP Maintenance, 713-663-7166
Craig Murphy, VP Security, 713-773-4136

Architectural Committee:

Bob Baumgartner, 713-541-9545
Tim Hughes, 713-664-8455
John Donovan, 713-839-8555
Sean Sachtleben, 713-256-4035
Glenn Wallin, 713-838-7179

Address:

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Email:

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ac@maplewoodcivicclub.org
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Website:

maplewoodcivicclub.org

Maplewood's Deed Restrictions



and the
Maplewood Civic Club
maplewoodcivicclub.org