

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 all 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. No garage, attached or detached, one or two stories high, may be higher than the residence. One outbuilding no higher than eight feet is allowed unless screened from public view.
- Buildings 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 shingles, slates, tiles or metal sheeting. Corrugated metal and pea gravel are not allowed.
- Fences and walls may be wood, masonry, ornamental metal or vinyl. Chain link is not allowed.
- Building a new residence or making structural changes to an existing building

requires written approval by the AC prior to construction.

- Deliver a Construction Plans Submission form, a site survey and construction plans to the AC. It may take thirty days.
- City permit applications require a signed declaration by the owner or authorized representative that the project does not violate the deed restrictions.
- Failure to submit plans to the AC is in itself a violation of the deed restrictions.

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, boats and trailers 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 of 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, stone, wood, siding, trim, roofs, gutters, windows, doors and fences.
- Trash, cans, containers, buckets, bags, boxes, limbs, lumber, chemicals, glass, furniture, appliances, tools 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 cans, 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 trash cans not picked up by the city.
- Cut grass and weeds regularly year round. Weed landscape beds. Edge sidewalks, drives, and curbs.
- 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.

How are deed restrictions enforced?

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

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.

Where to get a copy of the deed restrictions and the Construction Plans Submission form?

They are on the club website under Deed Restrictions. Record copies of the restrictions are in the real property records of the Harris County Clerk.

Maplewood Civic Club, Inc.:

- The club has contracts to maintain esplanades and green spaces including litter pickup, mosquito spraying, a security patrol and enforces the deed restrictions.
- The deed restrictions were amended in 2014 making all property owners members of the club, creating owner rights and assessments. The by-laws were amended in 2015 to accommodate the new restriction.
- The annual dues assessment is due on January 1st each year. It pays for the routine costs of running the club. The special assessment pays for the S.E.A.L. security patrol. Because the security contract date varies year-to-year, the special assessment due date varies. The club sends out invoices for both assessments throughout the year.

- Assessments are a legal obligations. Left unpaid by the property owner, they incur late charges, extra costs and collection at law.

- Email the club treasurer about them at accounting@maplewoodcivicclub.org.

- The Board of Directors and the Architectural Committee 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
Chris Bourgeois, Secretary, 832-647-0831
Bob Baumgartner, VP AC, 713-541-9545
Greg Chilek, VP Landscaping, 713-663-7166
Kate Ramirez, VP Security, 832-890-8428

Architectural Committee:

Bob Baumgartner, 713-541-9545
Tim Hughes, 713-664-8455
John Donovan, 713-839-8555
Sean Sachtleben, 713-256-4035
Kate Ramirez, 832-890-8428

Address:

Maplewood Civic Club
PMB 280
5300 N. Braeswood Blvd., #4
Houston, TX 77096-3307

S.E.A.L. Security Dispatch Center:

281-344-2944

Email:

board@maplewoodcivicclub.org
accounting@maplewoodcivicclub.org
ac@maplewoodcivicclub.org
landscape@maplewoodcivicclub.org
security@maplewoodcivicclub.org

Website:

maplewoodcivicclub.org

Maplewood Civic Club



maplewoodcivicclub.org

06/10/2017