

The Maplewood Civic Club:

- The club and the city provide esplanade and green space maintenance. The club pays for litter pickup, mosquito spraying, a website and webmail. It sponsors a yard of the month. It pays the costs of enforcing the deed restrictions.
- The club contracts with the Harris County Commissioners Court for a contract deputy patrol run by Precinct 5 Constable Ted Heap. The deputies are trained, state-licensed police officers. They patrol Maplewood and are dispatched by the Constable.
- An annual dues assessment pays for the routine costs of running the club. A special assessment is voted by the property owners at the annual meeting of the club in November. It pays for the security patrol.
 - Both assessments are due on January 1st and late after March 31st. The club sends out invoices and reminders throughout the year.
 - Assessments are a legal obligation of the property owners. Left unpaid, they incur late charges, court costs and collection at law.
 - If you have questions about your assessments, call or email the club treasurer at accounting@maplewoodcivicclub.org.
 - The Board of Directors and the Architectural Committee are elected at the annual meeting of the club in November.

The deed restrictions.

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.

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 structures on lots in Maplewood. Owners and residents are legally bound by the restrictions.

To that end, the Maplewood Civic Club elects the Architectural Committee (AC) to enforce the deed restrictions.

Requirements and improvements:

- Each lot must have a 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 with space for at least two vehicles. No garage 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.
- For approval deliver a Construction Plans Submission form, a site survey and plans to the AC. It may take thirty days. The form is on the club website under Deed Restrictions.
- 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 construction plans to the AC for approval before construction is 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 and 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 and may not be parked on the street for more than twenty-four hours.
 - No signs are permitted except for one house for sale, house for rent, security, political endorsement, construction and garage sale.
 - Keeping animals bred for commercial purposes is prohibited.
- ## **Routine maintenance:**
- Houses, garages, roofs, outbuildings, fences, masonry, siding, trim, gutters, windows and doors must be kept in good repair and painted.
 - Trash, cans, containers, buckets, bags, boxes, limbs, lumber, chemicals, glass, furniture, appliances, tools and machinery may not be stored in public view. 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. before and 10 p.m. after 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, leaves and weeds to control street flooding.

- Eliminate standing water to control mosquitos.

How are deed restrictions enforced?

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

Contact the AC to discuss a yellow card or to 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?

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.

Contact the Maplewood Civic Club:

Board of Directors

Phil Kunetka, President, 832-215-3233
Marilyn Rambow, Treasurer, 713-664-4484
Janice Miller, Secretary, 832-763-3891
Bob Baumgartner, VP AC, 713-541-9545
Greg Chilek, VP Landscaping, 713-663-7166
Jerry Hebert, VP Security, 281-739-0535

Architectural Committee

Bob Baumgartner, 713-541-9545
Warren Rich, 713-662-3079
Kevin Metter, 281-793-7251
John Donovan, 713-839-8555
Ty Sponberg, 713-562-6881

Address

Maplewood Civic Club
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Houston, TX 77096-3307

Email

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Website

maplewoodcivicclub.org

Precinct 5 Contract Deputy Patrol

281-463-6666

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