

February 1, 2012

Maplewood Resident
Houston, TX 77096 and 77081

Re: Proposed Revisions to Deed Restrictions

Dear Maplewood resident:

As the attorney for the Maplewood Civic Club I have been asked to write an open letter to subdivision residents regarding proposed amendments to the deed restrictions that are being circulated for your approval. A committee composed of your neighbors has been working very hard for over a year to draft this proposal. Deed restrictions or “restrictive covenants” are the mechanism used by subdivisions to regulate how property is used and to establish minimum requirements for houses and other structures. Deed restrictions are very important in determining and maintaining the character of a community. This is particularly true in a city without zoning regulations such as ours.

In the past, dues to the Maplewood Civic Club have been voluntary. The proposed amendments will (1) make payment of assessments mandatory; and (2) create a lien on property acquired in the future to secure payment of assessments. As you will see when you review the restrictions, the assessment will be \$60.00 for the first year. The amendment contains strict procedures and requirements as to how much this Assessment can be increased thereafter. The amendment also creates the authority for a majority of the property owners to vote to create special assessments to deal with expenditures not covered by the regular assessment for the year.

The question you may be considering is how will the mandatory assessment provisions of the new restrictions affect me as a current property owner in Maplewood? All property owners will, of course be required to pay their assessments as almost all of you are now doing on a voluntary basis. Payment will be mandatory and a suit can be brought against non-payers for collection as with any other debt.

There will be an additional mechanism for enforcing the obligation against people who acquire property in Maplewood after the amendment goes into effect. All persons who acquire property in the subdivision *after* the effective date of the restrictions will be subject to a lien upon their property to secure payment and suit may be brought to foreclose that lien if the property owner refuses to pay. This lien provision will not affect current owners.

The assessments to be collected will allow your civic club to do many things that are currently not within its means. This will, no doubt, result in a more pleasant and

enjoyable neighborhood as well as an increase in property values. I hope that you will read the proposed amendments carefully and then vote to improve them. Strong deed restrictions and a strong civic club are your best guardians of your neighborhood and the value of your home.

I hope that this information will be helpful to you in reaching your decision on this matter.

Sincerely,

Lewis W. Jost