

Because Houston doesn't have residential zoning ordinances, actively enforced deed restrictions are the best tool the homeowner has to protect their property value and to ensure the quality of life in their neighborhood. The Architectural Committee (AC) is a standing committee of the Maplewood Civic Club and is responsible for enforcing the restrictions

What are deed restrictions?

In legal terminology, they are covenants that run with the land. They control the number, type, placement, architectural style and use of all structures on all lots in Maplewood. The original developers restricted each of the thirteen sections of Maplewood to ensure that they would always be residential. All owners and residents are legally bound by the restrictions.

Why have deed restrictions?

They are not designed to be oppressive. They are intended to enhance your enjoyment of your property, protect its value and to promote good relations between neighbors.

Improvements:

- Before making major structural changes or rebuilding your house, garage or outbuildings, you must get written approval from the AC. Fill out the AC's construction plan submission form (see

www.MaplewoodCivicClub.org); submit a plot survey, plans and specifications to the AC before applying for city construction permits. City permits require your signature stating that you have checked the deed restrictions and received written approval from the AC. Be sure to plan ahead. The AC may take up to thirty days to respond.

- One single-family dwelling of at least 51% brick, masonry or stone exterior, not more than two stories high, is allowed. One detached garage not more than two stories high for not more than three cars, or one attached garage no higher than the main residence for not more than three cars is required. One outbuilding no higher than eight feet is allowed unless screened from public view by a solid fence or other screening.

- Improvements must be within the setback lines as platted: 25' from the front lot line (45' from the curb), 5' from an inside or rear lot line (except for a detached garage or other outbuilding located 70' or more from the front lot line) and 10' from a side street line (25' from the curb).

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

- Fences may not be built forward of the front of the house. Fences, trees and landscaping may not obstruct lines of sight at street corners.

Property use:

- Maplewood lots are restricted to single-family residential use. Businesses are prohibited. Any commercial or professional use, trade, noxious or offensive activity is prohibited. This includes selling cars, trucks, boats, trailers, etc. as a business activity.

- Vehicles partly dismantled, unserviceable, unlicensed or uninspected and stored for more than ten days in a month in public view are prohibited. Motor homes, boats and trailers stored for more than ten days in a month in public view are prohibited. Parking vehicles and trailers on the grass is prohibited.

- The only signs permitted are house for sale, house for rent, security, political endorsement, temporary construction and garage sale. Only one of each type sign is permitted.

- Keeping animals other than household pets not bred for commercial purposes is prohibited.

What about the trash and the grass?

Grass must be cut regularly and side-walks, drives and street curbs edged. Weeds growing higher than the grass must be kept cut regardless of grass height during the entire year. Dead trees and landscaping must be removed. Trash

may not be put out for city pickup earlier than allowed by the city. Trash not picked up by the city must be removed promptly. Trash may not be left in public view. Trash, trash cans and recycling containers may not be stored in front of the residence or the garage. Trash cans may, however, be kept on the side of the house.

Where can you get a copy of the deed restrictions?

They are on file at the County Clerk's office by Maplewood section. Your section number is on your property deed and your tax bill.

How are the deed restrictions enforced?

Usually, a resident calls or writes the AC to complain about suspected violations. An AC member will investigate the complaint and may send a notification of possible violations to the resident or the property owner. If the problem is not resolved, the AC makes formal notice by certified letter and makes an effort to talk to the owner or resident about the problem. Beyond that, the AC 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.

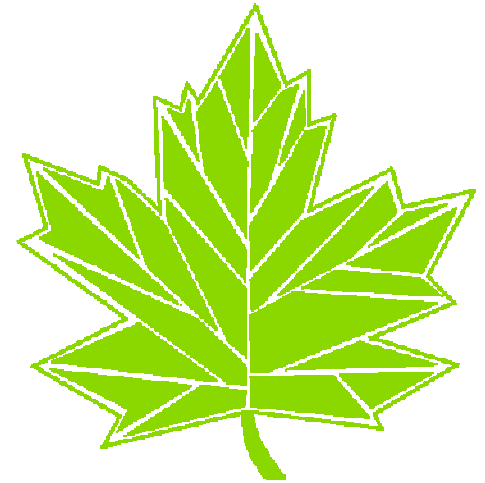
You can call on any member of the AC to report a violation or to discuss any matter pertaining to the deed restrictions.

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

Architectural Committee:

- Robert Baumgartner, 713-541-9545
Tim Hughes, 713-664-8455
John Donovan, 713-839-8555
Sean Sachtleben, 713-256-4035
Glenn Wallin, 713-838-7179
- PMB 280
5300 N. Braeswood Blvd., #4
Houston, TX 77096-3307

Understanding Maplewood's Deed Restrictions



**Maplewood Civic Club
Architectural Committee**

www.MaplewoodCivicClub.org