

## **Maplewood Civic Club**

- It is a homeowner's association. The owners elect the Board of Directors and the Architectural Committee at the annual meeting of the club in November.
- The club and the city provide esplanade and green space maintenance. It 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 security patrol run by Precinct 5 Constable Terry Albritton. The deputies are trained, state-licensed police officers. They patrol Maplewood and are dispatched by the Constable.
- There are two mandatory assessments. The dues assessment pays for the routine costs of running the club. The special assessment pays for the security patrol. It is approved at the annual meeting of the club in November.
- Payment is due on January 1<sup>st</sup> and late after March 31<sup>st</sup>. The club sends out invoices and reminders throughout the year.

## **Deed restrictions**

Because Houston doesn't have residential zoning, actively enforced deed restrictions are the best tool homeowners have to protect their property value and ensure the quality of life in the neighborhood.

They control the number, type, style, placement and use of structures on all lots in Maplewood. All owners and residents of Maplewood are legally bound by the deed restrictions.

## **Structures 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 is allowed. If it is higher than eight feet, it must be 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 but not chain link.
- Building a new residence or making structural changes to an existing building requires written approval of the Architectural Committee prior to construction.
- For approval, send a Construction Plans Submission form, a site survey and plans to the Architectural Committee. The form is on the club website under Deed Restrictions.
- It is the owner's responsibility to know about and get city permits. Permit applications require a signed declaration by the owner or authorized representative that a 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 unregistered 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.
- They 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. City ordinances apply to all pets and animals.

## **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 carts, however, may be kept on the side of the house.
- Lawns must be cut regularly year-round, landscape beds weeded, sidewalks, drives and curbs edged.

- Dead trees and landscaping must be removed. They are presumed unattractive and a safety hazard.

- Street curb inlets and gutters must be kept free of dirt, debris, grass, leaves and weeds to control street flooding.

- Eliminate standing water to control mosquitoes.

- Trash is picked up on Tuesdays in black city carts. Put them on the curb no earlier than 6:00 p.m. the day before collection and away by 10:00 p.m. the day of collection.

- Recycling is picked up on alternating Tuesdays in green city carts.

- Heavy trash is collected on the 2nd Wednesday of the month with tree waste on odd months and junk waste on even months.

### **Yellow cards**

Volunteers drive the neighborhood monthly to identify maintenance problems and violations of the deed restrictions. They send out yellow cards asking owners to fix them.

Contact the Architectural Committee to discuss a yellow card or report a suspected violation of the restrictions. It will investigate and may contact the owners or residents. Beyond that, legal action may be required.

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

### **Maplewoodcivicclub.org**

This pamphlet is a general overview and furnished for informational purposes only.

Visit the club website for more information about Maplewood, the club and the deed restrictions.

A record copy of the deed restrictions is in the real property records of the Harris County Clerk.

### **Board of Directors**

Phil Kunetka, President, 832-215-3233

Randy Frapart, Treasurer, 713-249-6469

Lilly Lazarus, Secretary, 713-817-8999

Elias Camhi, VP AC, 832-260-6997

Linda Carruth, VP Landscape, 281-352-5669

Craig Murphy, VP Security, 713-775-0909

### **Architectural Committee**

Elias Camhi, VP AC, 832-260-6997

Warren Rich, 717-269-0800

Kevin Metter, 281-793-7251

John Donovan, 713-839-8555

Ty Sponberg, 713-562-6881

### **Website and Email**

maplewoodcivicclub.org

board@maplewoodcivicclub.org

accounting@maplewoodcivicclub.org

ac@maplewoodcivicclub.org

landscape@maplewoodcivicclub.org

security@maplewoodcivicclub.org

### **Precinct 5 Constable Deputy Patrol**

Call 281-463-6666 to dispatch a deputy. Visit constablepct5.com for other services such as a vacation watch or a house watch.

# **Maplewood Civic Club**



**PMB 280  
5300 N. Braeswood Blvd. # 4  
Houston, TX 77096-3307  
maplewoodcivicclub.org**