

## **Maplewood Civic Club:**

- It is a homeowners association.
- 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 security 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.
- Owners pay annual dues for the routine costs of running the club. They vote on a special assessment at the annual meeting of the club in November to pay for the security patrol.
  - Both assessments are 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.
- If you have questions about the invoices, call the club treasurer or email him at [accounting@maplewoodcivicclub.org](mailto:accounting@maplewoodcivicclub.org).

## **The 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.

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 club elects the Architectural Committee 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 but not chain link.
- Building a new residence or making structural changes to an existing building requires written approval of the Architectural Committee (AC) prior to construction.
- For an approval, send 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.
- 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 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.
- 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.

## **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.
- 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.

- Garbage and bagged yard waste is collected on Tuesdays. Put black carts and bags on the curb no earlier than 6:00 p.m. the day before and away by 10:00 p.m. the day of collection.

- Recycling is collected on alternating Tuesdays on city Schedule B. Put the green carts on the curb with the black carts.

- Heavy trash is collected on the 2nd Wednesday of the month, tree waste on odd months and junk waste on even months. Put it out no earlier than 6:00 p.m. the Friday before pickup.

- Visit Useful Information on the club website for city trash, recycling Schedule B and heavy trash pickup details.

#### **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 report a suspected violation of the restrictions. The AC will investigate and may contact the owners or residents. 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.

#### **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 a copy of 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  
Mike Wilson, Secretary, 713-213-1489  
Bob Baumgartner, VP AC, 832-978-4913  
Linda Carruth, VP Landscape, 281-352-5669  
Jerry Hebert, VP Security, 832-547-0510

#### **Architectural Committee:**

Bob Baumgartner, 832-978-4913  
Warren Rich, 713-662-3079  
Kevin Metter, 281-793-7251  
John Donovan, 713-839-8555  
Ty Sponberg, 713-562-6881

#### **Email:**

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.

# Maplewood Civic Club



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

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