

**WINDSOR PARK ESTATES**  
**SIMPLIFIED DEED RESTRICTIONS Posted: March 2018**

The Windsor Park Estates Homeowners Association, Inc's (the "Association") Board of Directors (the "Board") adopted these guidelines in February 2018, to help homeowners be able to easier understand the Declaration of Covenants, conditions and Restrictions for Windsor Park Estates, Section One and Section Two (the "Declaration"). They are, in no way, meant to supersede the Declaration, and if this document conflicts with the Declaration, the Declaration will control.

Everyone who owns or leases a home in Windsor Park Estates, Harris County Texas, has agreed to abide by the Declaration and it is the responsibility of each Owner to abide by the Declaration and to ensure that any tenants also abide by them.

Section One of Windsor Park Estates is north of Green Wind Chase, Section Two is south.

The Declaration is available to be viewed on the neighborhood website: [windsorparkestates.org](http://windsorparkestates.org)

### **1. Architectural Control Committee**

Any work or modifications that are done outside of your home must have approval from the Association. This includes: house renovation; placing outdoor furniture in the front of the home; exterior paint; door paint; replacing fences, windows, siding or roof; landscape renovations, driveway gate additions, backyard play sets; swimming pool installation; gazebo or pool house construction; basketball goal, etc. Applications are available on the website, and are to be emailed to the architectural control position on the Association Board at [windsorparkhoa.architectural@gmail.com](mailto:windsorparkhoa.architectural@gmail.com).

The Association has 30 days from the date of receipt of the required documents to respond to your application; no work is to be started without approval. If you do not receive a response from the Association, the Declaration spells out your options. The purpose of having all work approved by the Association is to make sure that all homes comply with the Declaration, are of quality construction, and are in harmony with the external design of the neighborhood. Consideration of neighbors is also taken into account when approving plans.

### **2. Use of Lots**

#### *A. Buildings*

All homes are to be single-family residential homes, not to exceed more than two stories in height, with a minimum of a two-car garage. A detached garage may not exceed one story in height. As accessory building, of no more than 16' high, may be allowed, at the sole discretion and only after approval of the Architectural Control Committee.

#### *B. Prohibited Activities*

No activity not related to single family residential purposes are allowed. No noxious or offensive activity is permitted, nor anything that may become an annoyance or nuisance. No fireworks are allowed in the neighborhood. Use of firearms is expressly prohibited.

#### *C. Temporary Structures*

No trailers, tents, shacks, barn, garage, etc may be used as a residence, temporarily or permanently. Exceptions may be made on a temporary basis, (i.e., in the event of major hurricane destruction) but only after approval by the Board and/or Architectural Control Committee.

#### *D. Signage*

Signs of any kind are not permitted, other than a sign of no more than 5 square feet advertising a home for sale. School spirit signs placed in front flower beds are allowed.

### *E. Storage of Vehicles*

Boat trailers, boats, travel trailers, inoperative autos, campers, trailers or vehicles of any kind are not to be semi-permanently or permanently stored in the public street, on driveways, or on yards. All storage must be within the garage of the residence.

### *F. Oil and Mining Activity*

This type of activity is not permitted

### *G. Animals*

Each home may have no more than 3 pets of any kind. Those pets may only be kept if they are not a nuisance and are not for commercial purposes. Dogs shall be kept quiet, so as not to disturb neighbors.

### *H. Garbage and Refuse*

Trash, garbage, and waste must be kept off of yards and sidewalks. All equipment for storage of refuse must be kept concealed from public view. Trash is only to be placed on the curb the night before trash pickup. Cans and bins must be retrieved from the curb the same day as trash pick up.

### *I. Mailboxes*

All mailboxes within the neighborhood are to be identical, a standard black mailbox with a 4' post of 3" by 3" black metal square tubing. Details are on website.

## **3. Location of Improvements**

There are set back lines that vary by Sections One and Two, and may vary by individual lot. Please see Declaration for specifics.

A home may have one basketball goal. Unless a variance is granted by the Board or the Architectural Control Committee, the basketball goal is to be placed at least 15' behind the front building set back line and 8' from the side property line.

No fence, wall, hedge, pergola, basketball goal or other detached structure may be erected, grown or maintained on any part of any lot between the building setback line and the street.

A home may have one 2-3 seat bench of wood, metal, or a combination of the two in the front yard. No other front yard furniture is allowed, including swings, tree swings, play structures or play equipment. Association approval is needed for the bench.

## **4. Minimum Square Foot**

Each home must have at least 3500 square feet in Section Two, 4000 sq ft in Section One.

## **5. Building Materials**

All construction plans must be submitted for approval. Plans must specify color and type of materials. Exterior finish of any structure facing the front building line must be only brick, stone, or other masonry material. (Hardy Plank siding does not count as masonry material). Sidewalls must be masonry material on the first floor. Each building must have at least 51% of exterior walls covered in masonry material in section two, 60% in section one. Plain aluminum finish windows are not allowed.

## **6. Roofing Material**

All roofing plans must be submitted for approval. Currently GAF Timberline HD Roofing Shingles are the product of choice, color selection must be approved. Weathered Wood and Charcoal are two of the favored colors in the sub-division.

## **7. Fences**

All fence plans must be submitted for approval. Fences must be constructed of brick, wood or wrought iron. Fences are to be 6'-6.5' tall. Fences along the southern and northern perimeter of the subdivision may be 8' tall. Fences facing public streets on Lots 39, 40, 41 and 42 must be wrought iron or brick columns with wrought iron. Wrought iron fence may be made of wrought iron, steel or aluminum, as long as it has the appearance of wrought iron. No chain link, concrete, metallic or plastic fences are allowed.

Brick fences along Green Wind Chase and Baker Road are the responsibility of the individual homeowner to maintain. No plants or ornamentation are allowed to be visible from the street on the brick fences.

## **8. Trees**

Every house is required to have a minimum of two lawn trees, in addition to Live Oak curb trees. Corner lots are required to have three lawn trees in Section Two, four lawn trees in Section One. Lawn trees are to be hardwood, in Section One. No palm trees are to be planted in the front yard. Any required tree that is removed, for any reason, must be replaced within 6 months. Replacement trees in Section One must have at least a 4" trunk, Section Two trees must be 1" in diameter; minimum 30 gallon. Lots 39, 40, 41, and 42 are considered corner lots.

Between the sidewalk and the curb, no plants other than Live Oak trees and grass are allowed.

## **9. Lot Grading**

Each lot is to be graded in such a manner as to permit all water from all sources to drain into street storm sewer system. Houses on the north and south perimeter of the subdivision may drain into the drainage easement at the rear of their Lot. No Lot may be graded in such a way to allow water to runoff to drain or flow onto any adjacent Lot.

## **10. Sidewalks**

Each house is required to have a 4' wide poured concrete sidewalk with plain finish 7'-11' from the curb adjoining streets. The care and maintenance of the sidewalks is the responsibility of the owner of that Lot.

## **11. Visual Obstruction at Intersections**

Nothing shall be placed or planted on corner Lots that obstructs sight lines.

## **12. Antennae**

No radio or television antennae may be visible from outside the home. A satellite dish not exceeding 20" may be installed with written approval from Architectural Control Committee; it may not be visible from the front of the home. (New laws are in existence, please see Guidelines)

## **13. Utility and Drainage Easements**

Easements are reserved as shown in the records at the Harris County Clerk's office; no structures are to be erected upon any easements.

## **14. Underground Electrical Distribution**

Please read Declaration for specifics

## **15. Lot Maintenance**

Owner or occupants shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner. They shall not use any portion of their lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements. A suitable enclosure must be built to screen from public view: the drying of clothes, yard equipment, woodpiles or storage.

## **16. Community Maintenance**

### *A. Assessments*

An annual maintenance fee, payable in advance of January 1 of each year, is collected to fund the Association. Late fees, interest, and additional charges will apply to any dues not paid before February 1. Failure to pay your assessments and related charges could result in foreclosure of your home.

### *B. Enforcement*

Homeowners that are found to be in violation of the Declaration have 10 days after written notice to bring their home into compliance. After 10 days the Association may enter upon the lot and do or cause to be done such actions that will bring the home into compliance. The cost of carrying out such actions will be billed to the homeowner and these charges are foreclosable.

### *C. Expenditures*

The Association maintenance fund is used to pay for maintenance of streets, paths, parkways, cul-de-sacs, esplanades, lighting, insecticide fogging, employing of policemen and workmen, enforcement of the Declaration, and any other things necessary or desirable in the opinion of the Board to maintain or improve Windsor Park Estates.

## **17. The Association**

### *A. Membership*

Every record homeowner in the subdivision is a member of the association. No owner shall have more than one membership.

### *B. Voting*

There is one vote per Lot.

### *C. Authority*

The Association is a non-profit corporation. The association may make whatever rules or by-laws it may choose to govern the organization, provided that same are not in conflict with the terms and provisions of the Declaration.

## **18. Enforcement**

The Declaration sets out for the benefit of the homeowners in Windsor Park Estates, Sections One and Two. All covenants and restrictions are enforceable at law or in equity. Any restrictions or requirements, applicable to owners, which for any reason are not observed or performed or which are inadequately performed by prior owners, shall be performed by their successors.