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RP-2020-134545  
03/25/2020 RP1 \$36.00

**WHITE OAK SPRINGS HOMEOWNERS ASSOCIATION, INC.  
GUIDELINES FOR FRONT YARDS**

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

WHEREAS, THE OAK SPRINGS HOMEOWNERS ASSOCIATION, INC. (the "Association"), is the governing entity of WHITE OAK SPRINGS HOMEOWNERS ASSOCIATION, INC., a subdivision in Harris County, Texas, as more particularly described in Exhibit "A", attached hereto (the "Subdivision"); and

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WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein;

NOW THEREFORE, the Association hereby adopts the following Guidelines:

**GUIDELINES**

1. Basketball Hoops or Goals

a. General Rules

- Hoops that are visible from the street or form neighbors' yards must be mechanically sound, clean, and well maintained. The rim and net must always be intact. Owners may not permit visible hoops to become an unsafe or unsightly nuisance. The HOA Board, in its sole judgement, can inspect and issue a violation to repair or the removal of such hoops.
- Goals may not be in the position that would risk the safety of owners or others, and may not encourage playing on the sidewalk, on neighbor's property, or in the street. Basketball goals cannot be on sidewalks, because they deny others safe transit throughout the community, forcing people out onto the street to bypass the obstacle. This is even more unsafe for small children and those in wheelchairs. Basketball goals cannot be on the street, because they present a very real road hazard for both the basketball players as well as vehicle damage.
- Basketball hoops must be placed to avoid balls striking vehicles, fragile plants or other items on adjacent property. The homeowner will be held liable for any damage caused during the use/operation of the basketball goal.
- The Board will take action against basketball goals which result in the noise or safety problems or complaints from neighbors.
- The use of hoops must comply with the City of Houston's sound ordinances, and the Harris County right-of-way or county maintained streets rules. Hoops should not be used after dark or between 8:00pm and 9:00am.

b. Permanent Basketball Hoops or Goals

- No basketball backboards or goals may be mounted on any house.

- Basketball backboard and goals permanently mounted on a pole that is secured by concrete footing or other permanent foundation may be permitted if approved by the architectural control committee prior to installation. One of the conditions for approval will be the consent of the owners of all adjacent lots. The location of permanent goals is restrict to the back yard or driveway of the owner’s lot.

c. Modular Basketball Hoops or Goals

- Modular basketball hoops are hoops having a base with a capacity of at least 30 gallons filled with sand or water and a backboard that is clear and at least 48 inches wide. The base must be fully filled when the modular hoop is in use. Sand is strongly encouraged as a base filler as it provides better stability than water. The placing of heavy materials on top of the base to improve stability is unsightly and not allowed.
- Modular hoops are not intended to be permanent or semi-permanent and should be stored out of sight of the street is not in weekly use.
- Modular hoops may be used only in the owner’s backyard or on the owner’s driveway and placed so that play does not extend onto neighbors properties, sidewalks, or streets. The presence of a sloping driveway does not waive or limit this restriction. Hoops must not be used on or create an obstacle to use of common areas, sidewalks, or streets.
- Modular hoops, like any other exterior change, are subject to advance written approval of the architectural control committee. Please submit an ACC form before placing your modular hoop on your property. If you presently have a modular hoop in use, please submit an ACC form at your earliest convenience. One of the conditions for the ACC approval will be the consent of the owners of all adjacent lots.

d. Portable Basketball Hoops or Goals

- No portable basketball goals are permitted. For purposes of this guideline, a portable basketball goal is any goal that is not a permanent goal or a modular goal.

2. Playground or Play Equipment

a. General Rules

- Playground or Play Equipment: Infant/baby Swings, tree swing, swing sets, play set, climbing structure, sliding boards, sandboxes, and similar items are classified as playground or play equipment.
- No tree swing, swings sets, play set, climbing structure, sliding boards, sandboxes or similar items are permitted in the front yards of owner’s property.

b. Infant or Baby Swings

- Infant or baby swings are encouraged in back yards out of view from others, but may be used on front yard trees and must be maintained in good working order and removed from street visibility after each use.
- Must not swing from tree branches overhanging on vehicles or other owners property
- The Architectural Control Committee will reviewed for “visually offensive” applying a standard of objective fairness rather than just the subjective views of neighbors. The

HOA Board, in its sole judgement, can inspect swings used in front yard trees and issue a violation to repair or the removal of such swings.

- The Board will take action against infant or baby swings which result in the noise or safety problems or complaints from neighbors.
- c. Movable or temporary items
- All moveable or temporary pay equipment such as bikes, wagons and similar items must always be removed from street visibility after each use.

### 3. Statues and Yard Furniture

#### a. General Rules

- No statue, fountain, pool furniture, swinging chairs, benches/yard furniture, yard ornament or other temporary or permanent outdoor decoration shall be installed on any part of any lot visible from the street without the prior written approval of the Architectural Control Committee.
- Garden furniture as approved by the Architectural Control Committee and must be in good repair.
- The Architectural Control Committee will reviewed for “visually offensive” applying a standard of objective fairness rather than just the subjective views of neighbors. The HOA Board, in its sole judgement, can inspect garden furniture used in front yard and issue a violation to repair or the removal of such garden furniture.
- The approval of the Architectural Control Committee is not required for the rear-yard installation of any statue, which, including any pedestal, stand no more than three feet tall.

### 4. Decorative Appurtenances (Adornment or decoration)

#### a. General Rules

- Display of holidays and reasonable seasonal ornamentation shall be permitted during the appropriate season. (such as Halloween, Christmas) The placement of any object in the yard, on the structure of the home or any other structure that is visible from the street or path that is not specifically allowed by the Deed Restriction or Architectural Guidelines must be approved by the Architectural Control Committee.
- Lights on property, should be illuminated during the appropriate hours and reframe from being unreasonably bright or cause unreasonable glare
- No sound shall be emitted on any property, which is unreasonably loud or annoying; music may not be played at a volume that disrupts neighbors
- Identifying house numbers may be placed on the residence, but not on any type of freestanding structure in the front yard.
- With respect to Christmas lighting and ornamentation, same shall be installed no earlier than the Friday after Thanksgiving and completely removed no later than the last (15th) day of January of the following year.

### 5. Permitted Signs

#### a. General Rules

- No sign, emblem, or banner of any kind may be kept or placed upon any Lot, or mounted, painted or attached to any Single-Family Residence, fence, or other improvement upon such Lot so as to be visible from public viewing EXCEPT the following:
  - For Sale Signs. An Owner may erect one (1) sign on his lot, advertising the property for sale.
  - Political Signs. Political signs shall be permitted to the extent required by 202.009, subject to the following regulations:
    - (a) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a political candidate or ballot item for an election:
      - (1) on or after the 90th day before the date of the election to which the sign relates; or
      - (2) before the 10th day after that election date.
    - (b) This section does not prohibit the enforcement or adoption of a covenant that:
      - (1) requires a sign to be ground-mounted; or
      - (2) limits a property owner to displaying only one sign for each candidate or ballot item.
    - (c) This section does not prohibit the enforcement or adoption of a covenant that prohibits a sign that:
      - (1) contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
      - (2) is attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
      - (3) includes the painting of architectural surfaces;
      - (4) threatens the public health or safety;
      - (5) is larger than four feet by six feet;
      - (6) violates a law;
      - (7) contains language, graphics, or any display that would be offensive to the ordinary person; or
      - (8) is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.
    - (d) A property owners' association may remove a sign displayed in violation of a restrictive covenant permitted by this section.
  - School Spirit Signs. Signs celebrating school activities (football, band, cheerleader, etc.) of one or more children residing in the Single-Family Residence and the school they attend shall be permitted so long as the sign is not more than 36" X 36" or equivalent size. There shall be no more than one sign for each child under the age of eighteen (18) years of age, residing in the Single-Family Residence. Banners are not permitted. Signs must be constructed of non-plastic materials and maintained to original appearance

- Security Signs/Stickers. Signs or stickers provided to an Owner by a commercial security or alarm company providing service to a Single-Family Residence shall be permitted so long as the sign is not more than 12" X 12" or the sticker is no more than 4" X 4". There shall be no more than one sign per Lot and stickers on no more than thirty (30) percent of the windows and one on the front door or front
- Garage Sale Signs. Signs promoting periodic community garage sales sanctioned by and purchased from the Association are allowed. Signs can only be displayed on the day of the community garage sale
- Yard of the Month Signs. Signs noting Yard of the Month as chosen by the Homeowners Associations are allowed

The guidelines are effective upon recordation in the Public Reports of HARRIS County, and supersede any guidelines for Front Yard items which may have previously been in effect.

**WHITE OAK SPRINGS HOMEOWNERS ACCOCIATION, INC.**

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CERTIFICATION

"I, the undersigned, being the President of WHITE OAK SPRINGS HOMEOWNERS ASSOCIATION, INC., hereby certify that the foregoing Resolution was adopted by at least majority of the Association Board of Directors on the 26 day of FEBRUARY, 2020."

By: Marie Godard, President

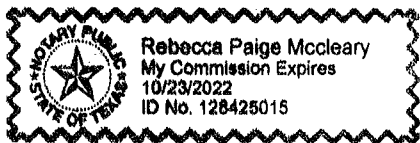
Print Name: MARIE GODARD

ACKNOWLEDGEMENT

STATE OF TEXAS       §  
                                   §  
 COUNTY OF HARRIS   §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they excluded the same as the act of the Association for the purpose and consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this 26 day of February, 2020.



Rebecca Paige McCleary  
 Notary Public State of Texas


**EXHIBIT "A"**

The White Oak Springs Homeowners Association, Inc. a subdivision in Harris County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 528682746 Plat Records of Harris County, Texas.

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**Recording Data for Association**

Declaration of Covenants, Conditions and Restrictions for White Oak Springs Homeowners Association, Inc. recorded on or about October 19, 1999 filed under County Clerk's File No. U031319 Film No. 528-68-2709 Real Records of Harris County, Texas;

After Recording Return to:   
Action Property Management, Inc.  
11118 Cypress N Houston Road  
Houston, Texas 77065

FILED FOR RECORD

8:00:00 AM

Wednesday, March 25, 2020



COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Wednesday, March 25, 2020



COUNTY CLERK  
HARRIS COUNTY, TEXAS