

## SECTION 3: CHIMNEY HILL DEED RESTRICTIONS: UNOFFICIAL SUMMARY FOR HOMEOWNERS

### ARTICLE I: DEFINITIONS

### ARTICLE II: PROPERTY RIGHTS

### ARTICLE III: MEMBERSHIP AND VOTING RIGHTS

### ARTICLE IV: ASSESSMENTS

### ARTICLE V: ARCHITECTURAL CONTROL

No exterior changes or additions can be made without first obtaining Board permission through the use of an ACC Form, which can be obtained at the CHCAI office. No variances will be available except through the Architectural Control Committee or the Board of Directors. Any request for variance can be disapproved either by a letter of disapproval, or by a failure by the Architectural Control Committee or Board of Directors to respond to the request for variance.

### ARTICLE VI: EXTERIOR MAINTENANCE

1. Association has the right to enter property and repair, maintain, trim, mow, plant grass, or “restore the lot and exterior of the buildings”. Cost is added to the assessments, which run with the house.

### ARTICLE VII: USE RESTRICTIONS

1. Houses are “single family” not multi-family. No duplexes, no garage apartments.
2. Houses are “residential”, not “commercial” in the sense that they are to be lived in but are not to be used for “business or professional purposes....nor for any commercial or manufacturing process.” Business use that does not impact neighbors or the appearance of the house or traffic and parking will usually not be cited because they will not be noticed, but still fall within this rule.
3. Home additions must be approved in advance and cannot bring the structure closer to the street or neighbors than the original plat (a drawing on file with Harris County).
4. Placement of buildings: at least 10 feet from curb. Always within the platted lines.
5. “Zero Lot Line Detached”: no openings (including windows or doors) on the wall on the line. Openings allowed on walls more than 3 feet from the property line. This wall of brick or similar material. Owner of adjacent property shall not attach anything to wall or alter the wall in any manner (exception: with written approval of ACC or Board plus written approval of the neighbor).
6. Underground easements shall not be covered by any paving or improvement.
7. No noxious or offensive activity, or any activity that may become an annoyance or nuisance to the neighborhood.
8. No temporary structure (trailer, motor home, tent, shack, shed, outbuilding) shall ever be used as a residence.
9. No lot shall be used as a dumping ground for rubbish. Storage of materials must not be visible from the street.

10. Animals: no livestock or poultry. All animals properly tagged for identification. No breeding for commercial purposes. No more than 3 adult animals.
11. Fencing: no chain link or wire fence. No closer to the street than the front of the house, excluding the garage.
12. Plants (Line of Sight)(Public Safety): please read carefully. Do not block the line of sight of drivers (2 ft to 6 ft high), with plants on corner properties, and also within 10 feet of the curb on non-corner properties.
13. Vehicles: size limited to less than 6 ft 6 in high by 7 ft 6 in wide by 21 ft long (6'6"X7'6"X21'). Must be operational. Must have current license plates and stickers. Must be "in daily use", meaning no derelicts. No storage of any vehicle unless it is completely concealed from public view.
14. Trailers, boats, machinery, equipment: must be completely concealed from public view. The only exception is during construction, repair or maintenance of a house.
15. Garage doors: closed at all times.
16. Sheds and outbuildings: must be less than 12 ft high and must be approved using an ACC Form (office). Must be positioned so it is concealed from street view. Must have shingles and paint that match the house.
17. More Plants: dead or damaged trees must be removed promptly. Something suitable must cover the ground (not dirt). Grass and weeds shall be kept mowed and trimmed.

#### ARTICLE VIII: EASEMENTS

#### ARTICLE IX: GENERAL PROVISIONS

1. The Association or any Owner has the right to enforce deed restrictions and covenants, including the recovery of attorney's fees. Failure to enforce today does not waive the right to enforce tomorrow.
2. All of the covenants and restrictions shall run with the land, forever.