

**DEED RESTRICTION GUIDELINES FOR  
ASHFORD COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

WHEREAS Ashford Community Association, Inc., (hereinafter the "Association") is a Texas nonprofit corporation and the governing entity for Ashford South, Sections 1-3, and Ashford Forest, Sections 3-5, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. C283770, C645559, C870317, C224269, C612373, (replatted at Clerk's File No. C612373), and, C873831, respectively, along with any additional real property annexed into the Association's jurisdiction (hereinafter the "Subdivision"); and,

WHEREAS Section 204.010(6) of the Texas Property Code empowers the Association to regulate the Subdivision's appearance, repair, and modification; and,

WHEREAS there is a need to adopt guidelines governing the Subdivision's appearance, repair, and modification, so as to compliment the Association's restrictive covenants and to better forward the Association's purposes; and,

WHEREAS this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes, and imposes on the Subdivision, the following:

**DEED RESTRICTION GUIDELINES**

1.0 Exterior Painting

- 1.1 ACC approval is required for exterior painting, including, but not limited to, doors, windows, trim, siding, shutters and brick.
- 1.2 If a non approved color has been placed on a new addition or existing structure the BOD has the right to require the color be changed to an approved color.

2.0 Windows, Doors and Screens

- 2.1 Windows, window screens, exterior doors and storm or screen doors are considered permanent exterior improvements and require ACC approval.
- 2.2 Solar and window screens and window tints must be maintained to prevent peeling, cracking or irregular discoloration.

3.0 Fence and Fence Extensions

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## Deed Restriction Guidelines

- 3.1 ACC approval is required to install new, replace existing or make upgrades to existing fencing.
- 3.2 Repairs of existing fencing do not require ACC approval if the original fencing is in compliance with current deed restrictions and the repair is made with similar materials and construction details as used in the original fence.
- 3.3 No painting of wooden fences. Wooden fences may be stained with ACC approval,
- 3.4 No structure may be attached to a fence unless otherwise provided by these guidelines or ACC approval.
- 3.5 Fences must be maintained for safety and appearance.

### 4.0 Driveway Gates

- 4.1 Driveway Gates must receive ACC approval.

### 5.0 Roofs

- 5.1 ACC approval is required for any full replacement of roofing materials. Minor repairs do not require approval.
- 5.2 Replacement of shingles or other roof components is permitted without ACC approval, so long as the shingles or replacement components are of the same model, make, and color, as the shingles or components being replaced.

### 6.0 Yard / Lawn / Lot Maintenance

- 6.1 Landscaping/exterior modification that involves removal of sod, planting and/or removing shrubs, bushes, trees, or hedges, installing/removing hardscape, installing permanent or semi-permanent features beyond those listed in 15.2, or any other modification to landscaping except replacing or repairing existing landscaping with like landscaping, requires ACC approval.
- 6.2 Reshaping of flower beds or changing of plants in an existing bed does not require ACC approval.
- 6.3 Installation or changing of ground cover does not require ACC approval.
- 6.4 Landscaping must be maintained in a neat manner and harmonious to the neighborhood. Including but not limited to:
  - A. Grass or weeds must be kept neatly trimmed.
  - B. Grass and weeds must be removed from driveways, sidewalks, walkways.

6.5 Bush, shrub, tree, or other plant may not obstruct the public use of any sidewalk or street, nor encroach into the airspace from the surface to seven (7) feet above any sidewalk or street

6.6 Any uprooted, felled, or dead tree, bush, or shrub on a lot must be removed as soon as possible.

6.7 Artificial turf/ground cover is not permitted on any portion of the lot visible from the street.

7.0 Trees

7.1 Trees may not be removed without prior ACC approval.

7.2 When trees are removed, the homeowner must also remove the remaining stump and fill any resulting hole.

7.3 Removal of a tree may require a replacement tree be planted as part of the approval.

7.4 ACC approval is required for installation of new trees in the front or rear of the house that will be visible from the fence line or street.

8.0 Exterior Lighting

8.1 ACC approval is required for installation of new exterior lighting, including directional lights or floodlights and landscape lighting.

8.2 Low voltage landscape lighting does not require ACC approval so long as the lighting is located within flower beds, shrubs, and/or trees, and all wiring is buried.

9.0 Patios and Decks

9.1 Patios and Decks are allowable permanent structures requiring ACC approval.

9.2 Patios may be permitted in the front yard with ACC approval, but decks are permitted in back yards only.

10.0 Patio & Deck Covers and Gazebos

10.1 Patio covers, deck covers, and gazebos are allowable permanent structures requiring ACC approval.

11.0 Outbuildings

11.1 An outbuilding is considered a separate structure that is not part of the original construction. An ACC application must be submitted with elevation, street visibility, material, copy of survey with position noted, and color scheme.

11.2 The outbuilding must not be visible from the front street but may be visible from a side or back street.

## Deed Restriction Guidelines

- 11.3 No storage can be built up against any side or rear wall of home unless its maximum height is less than six (6) feet and it is not visible above the fence. It must also comply with all the other requirements for proper construction.

### 12.0 Room Additions

- 12.1 Room additions require ACC approval.

### 13.0 Swimming Pools, Spas and Pool Enclosures

- 13.1 Above or in-ground pools, spas, or pool enclosures are considered permanent improvements to the property and must be approved by ACC. Decking and patio requirements are outlined in a separate section.

### 14.0 Basketball Goals Sports and Play Equipment

- 14.1 Permanent (installed) Basketball Goals require ACC approval.
- 14.2 Portable Sports Equipment - including, but not limited to, Basket Ball Goals, Soccer Goals, Pitching Frames, Slides, Wading Pools, etc., does not require ACC approval, but must meet the following requirements:
- A. Portable Basketball Goals must be stored as close as possible to garage and cannot remain on street, sidewalk, or in public right of way when not in use.
  - B. Other portable equipment may not remain in view of front street or on the street, sidewalk, or in public right of way when not in use.
- 14.3 Any other permanently installed sports or play equipment visible from the front street requires ACC approval.

### 15.0 Yard Decor

- 15.1 Permanent installation of lawn furniture (requiring slab and/or cemented posts) visible from the front street must be approved by ACC
- 15.2 The following does not require ACC approval but does require compliance with Deed Restrictions and Texas Property Code and to be harmonious to the neighborhood and not offensive.:
- A. Decorative items such as sculptures, birdbaths, birdhouses, bat boxes, fountains, flower pots
  - B. Holiday lawn decorations will be allowed for any holiday four weeks prior and four weeks after that holiday. Approval for seasonal decorations is not required by ACC, as long as it is harmonious with neighborhood.
  - C. Lawn signs such as garage, house, or miscellaneous items for sale are permitted and must be removed as soon as the event is over

## Deed Restriction Guidelines

- D. Signs advertising a company actively working on the home are permitted during the work process but must be removed as soon as the work is completed.
  - E. Professional security signs, ACA notifications, and neighborhood groups, such as the Ashford Women's Club and Ashford Whales Swim Team are permitted.
  - F. Signs advertising an event should have the date and/or day of the event and removed immediately after the event.
  - G. Political signs are governed by Texas Property Code.
- 15.4 Swings hanging from trees are permissible without ACC approval but must be hung with hardware intended for the purpose and must be kept in clean and repaired condition.
- 15.5 Moveable furniture (chairs, swings, etc) are permissible without ACC approval but must be made of a material specific for outdoor use and must be kept in clean and repaired condition

### 16.0 Solar Panels

- 16.1 Solar Panels are considered a permanent improvement to the property and must receive ACC approval.

### 17.0 Satellite Dishes and Radio Antennae

- 17.1 Satellite dishes or radio antennae for back yard or roof placement must receive approval from ACC.

### 18.0 Mailboxes

- 18.1 Reasonable replacement or modification of mailboxes do not requires ACC approval. Reasonable replacement or modifications may include: replacement of damaged mailboxes with the same style and color as the original,
- 18.2 Staining or painting of the post requires ACC approval.
- 18.3 Mailboxes must be harmonious with the neighborhood and maintained.

### 19.0 Wind Turbines

- 19.1 Wind turbines require ACC approval.

### 20.0 Driveway, Sidewalks and Walkways

## Deed Restriction Guidelines

- 20.1 ACC approval is required to widen, change location, or change the materials of a driveway. Width of the driveway should be cohesive with lot and neighboring homes and adhere to the deed restrictions.
- 20.2 Replacement or repair of an existing driveway does not require ACC approval if the replacement matches in size and material the original driveway.
- 20.3 Sidewalks must be constructed as per the City of Houston. Sidewalks may not be removed.
- 20.4 Sidewalks must be maintained as to not cause a safety issue to residents.

### 21.0 Garages, Garage Conversions, Carports/Portcochere's

- 21.1 Garage conversions require ACC approval. Garage updates are considered a conversion if the interior of the garage is renovated permanently for a use other than parking cars. Example conversions include a home office, guest room/suite, or permanent gym. Approval may be based on building a replacement garage.
- 21.2 Garage conversions require the construction (with ACC approval) of a new garage since each home is required to have a garage. The garage must have garage doors and the appearance of being a garage.
- 21.3 Replacement of garage doors requires ACC approval unless it is an exact like to like. Repair of garage doors does not require ACC approval.
- 21.4 Carports and Portecochere's require ACC approval.

### 22.0 Window Air Conditioners

- 22.1 Window air conditioners that extend to the outside of the home are considered exterior and must have ACC approval..

### 23.0 Window Shades / Awnings / Coverings

- 23.1 Exterior window shades, awnings and other window coverings are considered exterior improvements and must be approved by the ACC.

### 24.0 Flagpoles

- 24.1 Subject to ACC approval, flagpoles are permitted to the extent required by the Texas Property Code.

### 25.0 Burglar Bars

- 25.1 Subject to ACC approval, burglar bars are permitted to the extent required by the Texas Property Code

### 26.0 Acts of Nature

Deed Restriction Guidelines

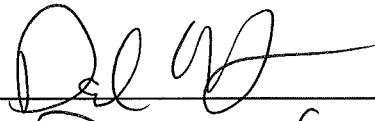
- 26.1 If a house/lot sustains damage or destruction due to elements outside homeowner's control, the homeowner must secure ACC approval within ninety (90) days for repairs and improvements and the work completed within three (3) months. The homeowner may request an extension for the approval or repairs. The ACC reserves the right to deny an extension.
- 26.2 Emergency repairs will be allowed prior to receiving ACC approval if such damage is detrimental to the health and safety of the residents or delay of repair would result in further damage to the home. ACC approval must be obtained as quickly as possible.

27.0 Trash and Recycle

- 27.1 Trash cans, recycle bins, heavy trash and garden waste may only be placed at the curb for pickup after 6pm the evening before scheduled pickup day and must be removed by end of day after pickup.
- 27.2 Recycle bins must be kept out of view of the street when not at the curb for pickup.
- 27.3 Trash cans should be kept out of view of the street when not at the curb for pickup. Exceptions are when trash must be visible for 'back door' collection, in which case the trash cans must be kept to the side of the property. At no times are trash cans permitted to be placed in front of the garage doors.

**CERTIFICATION**

"I, the undersigned, being the president of Ashford Community Association, Inc., hereby certify that the foregoing was approved by at least a majority of the Association's board of directors, at an open and properly-noticed meeting of the board of directors, at which at least a quorum of directors were present."

Signature: 

Printed Name: Danielle Getsinger

**ACKNOWLEDGEMENT**

STATE OF TEXAS           §  
   §  
 COUNTY OF HARRIS       §

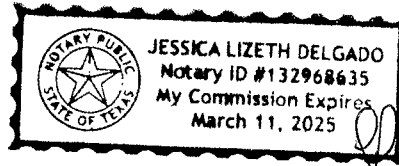
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Deed Restriction Guidelines

BEFORE ME, the undersigned authority, on this day personally appeared Danielle Getsinger, and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document, in their representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 13 day of December, 2022.

Jessica L. Delgado  
Notary Public, State of Texas



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12/20/2022 11:22 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$46.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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